BLDG 1 UNIT 102
IN OR 1139/750
AMELIA WOODS BEACH &

SITTIG DOLORES A
2700 MIZELL AVE UNIT 102-A
FERNANDINA BEACH, FL 32034

2023

00-00-31-1035-0001-0102

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100 1035000
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	INTERIOR	INTERIOR 100
View Lump Sum	TYPICAL	TYPICAL 100
Desirability	BLDG 1	BLDG 1 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM

MAP NUM | MKT AREA 01

NEIGHBORHOOD/LOC 1085.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		0				1974	1974	100	100	0		

1 CONDO – 100% - 2004 SQFT=1168 HX Base Yr 2004

2700 MIZELL AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		269,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		269,000
SOH/AGL Deduction		199,243
ASSESSED VALUE		69,757
TOTAL EXEMPTION VALUE	HX HB	44,757
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		269,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1139/0750	5/22/2003	WD	Q	I		93,800
GRANTOR: SIMS BEVERLY L & CHRI						
GRANTEE: SITTIG DOLORES A						
1091/1176	10/31/2002	WD	U	I	01	100
GRANTOR: BOHANNON SHIRLEY MAE						
GRANTEE: SIMS BEVERLY ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/08/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS