

BLDG 2 UNIT 102  
IN OR 2299/1253  
AMELIA WOODS BEACH &

GRELLER MICHAEL ANDREW & JANET ROSE  
396 SARGASSO ST  
FERNANDINA BEACH, FL 32034

**2023**

00-00-31-1035-0002-0102

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD	TYPE	MDL
Floor		1035000	
Recreation	POOL	POOL 100	
Recreation	TENNIS CT	TENNIS CT 100	
Location	CORNER	CORNER 100	
View Lump	TYPICAL	TYPICAL 100	
Desirability	BLDG 2	BLDG 2 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	OPEN	OPEN 100	
Bedrooms		1 100	
Bathrooms		1 100	
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											
TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1	CONDO - 0% - 0		1974	1974	100	100			SQFT=832 HX Base Yr		
2700 MIZELL AV, FERNANDINA BEACH											
			BLD DATE				LGL DATE				
			XF DATE				LAND DATE				
			INC DATE				AG DATE				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			215,000
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			215,000
SOH/AGL Deduction			39,550
ASSESSED VALUE			175,450
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			175,450
TOTAL JUST VALUE			215,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			196,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060904	OTHER	1,800	04/27/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2299/1253	8/19/2019	WD	Q	I	01	135,000
GRANTOR: BITTNER CHERYL						
GRANTEE: GRELLER MICHAEL AND						
1733/0500	4/08/2011	WD	U	I	38	97,000
GRANTOR: ARDOIN MAGGIE A						
GRANTEE: BITTNER CHERYL						

EXTRA FEATURES																
L N	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

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV