BLDG 8 UNIT 103
IN OR 2224/1113
AMELIA WOODS BEACH &

RYAN JOHNNY M JR & CONSTANCE S
2700 MIZELL AV #803
FERNANDINA BEACH, FL 32034

2023

00-00-31-1035-0008-0103

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	CORNER	CORNER 100
View Lump Sum	TYPICAL	TYPICAL 100
Desirability	BLDG 8	BLDG 8 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2.5 100
Oth Rooms		4 100
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
1035000		0				1974	1974	100	100	0		

1 CONDO – 100% - 2020 SQFT=1360 HX Base Yr

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

2700 MIZELL AV, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		292,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		292,000
SOH/AGL Deduction		90,834
ASSESSED VALUE		201,166
TOTAL EXEMPTION VALUE	13	201,166
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		292,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140708	REPAIR/RRF	8,500	04/11/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2224/1113	9/19/2018	WD	Q	I	01	225,000
GRANTOR: MILLER ROGER						
GRANTEE: RYAN JOHNNY M JR &						
1789/1081	4/19/2012	WD	Q	I	01	100,000
GRANTOR: LLEWELLYN PHILIP M						
GRANTEE: MILLER ROGER						

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