BLDG 9 UNIT 102
IN OR 1605/51
AMELIA WOODS BEACH &

SAMPLES DARRELL A & VICKIE L
2700 MIZELL AVE APT 902
FERNANDINA BEACH, FL 32034

2023

00-00-31-1035-0009-0102

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100 1035000
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	CORNER	CORNER 100
View Lump Sum	TYPICAL	TYPICAL 100
Desirability	BLDG 9	BLDG 9 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
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
		0				1974	1974	100	100	0		

1 CONDO – 100% - 2010 SQFT=1720 HX Base Yr 2010

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		350,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		350,000
SOH/AGL Deduction		235,474
ASSESSED VALUE		114,526
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		59,526
TOTAL JUST VALUE		350,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1605/0051	2/06/2009	WD	Q	I	01	135,000
GRANTOR: GIBSON MARK T & KIMBE						
GRANTEE: SAMPLES DARRELL A &						
1051/1688	4/25/2002	WD	Q	I		98,000
GRANTOR: JANOWSKI MARK A & BRE						
GRANTEE: GIBSON MARK T & KIM						

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