BLDG 9 UNIT 104
IN OR 1520/958
AMELIA WOODS BEACH &

CROWDER ASHLIE B/CROWDER MICHAEL L ET AL
2700 MIZELL AV #904
FERNANDINA BEACH, FL 32034

2023

00-00-31-1035-0009-0104

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 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
1035000		0				1974	1974	100	100	0		

1 CONDO – 100% - 2008 SQFT=1720 HX Base Yr 2008

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	50,000
BASE TAXABLE VALUE		64,526
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
1520/0958	8/21/2007	WD	Q	I		216,500
GRANTOR: FESPERMAN GEORGE T &						
GRANTEE: CROWDER MICHAEL L E						
0891/1090	7/19/1999	WD	Q	I		78,500
GRANTOR: MALLOY WILLIAM L & MA						
GRANTEE: FESPERMAN GEORGE T						

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