NORTH UNIT
1560 AND 1562 PARK LANE CONDO
OR 1670/1063

HUM PROVIDER HOLDINGS LLC
C/O HUMANA INC, 500 WEST MAIN ST
LOUISVILLE, KY 40202

2023

00-00-31-103P-000N-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
View Lum QUALITY	COURTYARD	COURTYARD 100
Balcony	FOP	FOP 100
Parking	STREET	STREET 100
Quality	05	Quality Level 05
DOR CODE	0417	CONDO OFFICE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1109.00	

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
0146100		0				2007	2007	100	100	0		

1 CONDO – 0% - 0 SQFT=2115 HX Base Yr

1560 PARK LN, 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	520,290
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	520,290
SOH/AGL Deduction	8,460
ASSESSED VALUE	511,830
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	511,830
TOTAL JUST VALUE	520,290
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	465,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100940	FIRE SPRNK	960	06/07/2010
20100878	ELEC OTHER	2,000	05/27/2010
20100841	OTHER	1,875	05/20/2010
20100787	REMODEL	15,000	05/11/2010
20100712	REPAIR/RRF	400	05/04/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2440/0536	3/04/2021	SW	Q	I	01	550,000
GRANTOR: CU GIL A & ANGELA FAM						
GRANTEE: HUM PROVIDER HOLDIN						
2367/1644	5/13/2020	SW	U	I	11	100
GRANTOR: CU GIL A & ANGELA M						
GRANTEE: CU GIL A & ANGELA M						

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
1	001201	C	STORE\OFC\RE	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	0.00	0.00	0							

REVIEW DATE 12/29/2022 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS