UNIT 106
CORAL SANDS OR 540/470-508

TRIPLE C CAPITAL LLC
1880 EAST WEST PKWY #8165
FLEMING ISLAND, FL 32006

2023

00-00-31-1225-0106-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 100
View Lump Su	OCEAN	OCEAN 100
Desirability	1ST FLOOR	1ST FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		1 100
Oth Rooms		2 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1088.00	

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
1225000		0				1985	1985	100	100	0		

1 CONDO – 0% - 0 SQFT=801 HX Base Yr

426 S FLETCHER AVE, 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	460,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	460,000
SOH/AGL Deduction	113,940
ASSESSED VALUE	346,060
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	346,060
TOTAL JUST VALUE	460,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	400,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090547	H/AC	2,800	05/04/2009
20081237	REPAIR/RRF	40,444	08/04/2008
20052108	REPAIR/RRF	1,000	06/30/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2302/0769	9/06/2019	QC	U	I	11	100
GRANTOR: KUHL PHILIP STEVEN &						
GRANTEE: TRIPLE C CAPITAL LL						
2187/0113	3/30/2018	WD	Q	I	02	305,000
GRANTOR: SCOTT RICHARD H						
GRANTEE: KUHL PHILIP STEVEN						

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 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS