UNIT 6321
IN OR 851/420
FERNANDINA SHORES OR 267/354

SASSER RICHARD A
1766 MEMORIAL DRIVE STE 1
WAYCROSS, GA 31501

2023

00-00-31-1250-6321-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	CLUBHOUSE	CLUBHOUSE 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	EXTERIOR	EXTERIOR 100
View Lump Sum	TYPICAL	TYPICAL 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
Bathrooms		2.5 100
Oth Rooms		3 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM

MAP NUM | MKT AREA 01

NEIGHBORHOOD/LOC 1020.00

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
1250000		0				1974	1974	100	100	0		

1 CONDO – 0% - 0 SQFT=1803 HX Base Yr

631 TARPON AV, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	421,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	421,000
SOH/AGL Deduction	116,613
ASSESSED VALUE	304,387
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	304,387
TOTAL JUST VALUE	421,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	412,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090883	REPAIR/RRF	2,100	07/07/2009
20090659	H/AC	3,600	05/29/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0851/0420	10/05/1998	WD	Q	I		69,500
GRANTOR: MCCAY DOROTHEA BARBAR						
GRANTEE: SASSER RICHARD A						
0778/0048	11/27/1996	QC	U	I	01	100
GRANTOR: MCCAY DOROTHEA BARBAR						
GRANTEE: MCCAY DOROTHEA BARB						

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