UNIT 6373
IN OR 622/612 & 614
FERNANDINA SHORES OR 267/354

BENTLEY JUNE W
1018 RIDGEVIEW LN
MARIETTA, GA 30062

2023

00-00-31-1250-6373-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		1 100	1250000
Recreation CLUBHOUSE		CLUBHOUSE 100	
Recreation POOL		POOL 100	
Recreation TENNIS CT		TENNIS CT 100	
Location EXTERIOR		EXTERIOR 100	
View Lump TYPICAL		TYPICAL 100	
Balcony FOP/PATIO		FOP/PATIO 100	
Parking OPEN		OPEN 100	
Bedrooms		2 100	
Bathrooms		1.5 100	
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
		0				1974	1974	100	100	0		

1 CONDO – 0% - 0 SQFT=1178 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	345,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	345,000
SOH/AGL Deduction	139,498
ASSESSED VALUE	205,502
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	205,502
TOTAL JUST VALUE	345,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	338,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060462	REPAIR/RRF	1,449	03/07/2006
20033945	REMODEL	2,000	10/06/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0622/0614	3/25/1991	WD	U	I	06	15,000
GRANTOR: TERRELL BOBBY L						
GRANTEE: BENTLEY JUNE W						
0622/0612	3/25/1991	WD	U	I	07	100
GRANTOR: TERRELL BOBBY L						
GRANTEE: BENTLEY GEORGE & J						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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