UNIT 6381
FERNANDINA SHORES OR 267/354

PARK BENCH INVESTMENTS LLC
PO BOX 15505
FERNANDINA BEACH, FL 32035

2023

00-00-31-1250-6381-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation CLUBHOUSE		CLUBHOUSE 100
Recreation POOL		POOL 100
Recreation TENNIS CT		TENNIS CT 100
Location INTERIOR		INTERIOR 100
View Lump TYPICAL		TYPICAL 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	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=1053 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	310,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	310,000
SOH/AGL Deduction	0
ASSESSED VALUE	310,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	310,000
TOTAL JUST VALUE	310,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	273,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111310	H/AC	3,100	08/05/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2543/0557	3/01/2022	WD	Q	I	01	300,000
GRANTOR: MANN APRIL D & KEITH						
GRANTEE: PARK BENCH INVESTME						
2090/1252	12/22/2016	WD	Q	I	01	125,000
GRANTOR: OSBORNE WILLIAM K & N						
GRANTEE: MANN APRIL D & KEIT						

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