UNIT 6513
FERNANDINA SHORES OR267/354

MARTIN MICHAEL JAMES JR & LAURA L
12993 SHEFFIELD DRIVE
PICKERINGTON, OH 43147

2023

00-00-31-1250-6513-0000

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 Sum	TYPICAL	TYPICAL 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
Bathrooms		2 100
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=1186 HX Base Yr

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

631 TARPON AV, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	390,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	390,000
SOH/AGL Deduction	82,660
ASSESSED VALUE	307,340
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	307,340
TOTAL JUST VALUE	390,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	381,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110471	REPAIR/RRF	2,500	04/01/2011
20102148	REMODEL	2,150	12/17/2010
20032373	REMODEL	3,000	01/21/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2271/0700	4/26/2019	WD	Q	I	01	285,000
GRANTOR: OATHOUT DOUGLAS B FAM						
GRANTEE: MARTIN MICHAEL JAME						
1879/1258	9/04/2013	QC	U	I	11	100
GRANTOR: OATHOUT DOUGLAS B						
GRANTEE: OATHOUT DOUGLAS B T						

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