UNIT 301
IN OR 2218/526
FERNANDINA CAY CONDO

ONSTOTT PETER J
2811 ATLANTIC AV UNIT 301
FERNANDINA BEACH, FL 32034

2023

00-00-31-125C-0301-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Recreation	POOL	POOL 100
Location	EXTERIOR	EXTERIOR 100
View Lum	OCEANVIEW	OCEANVIEW 100
Desirability	3RD FLOOR	3RD FLOOR 100
Balcony	BALCONY	BALCONY 100
Parking	U/G GARAGE	U/G GARAGE 100
Bedrooms		3 100
Bathrooms		3 100
Oth Rooms		2 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1091.00	

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
1252300		0				2004	2004	100	100	0		

1 CONDO – 100% - 2019 SQFT=1912 HX Base Yr 2019

2811 ATLANTIC AV, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		719,250
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		719,250
SOH/AGL Deduction		258,629
ASSESSED VALUE		460,621
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		410,621
TOTAL JUST VALUE		719,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		682,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2218/0526	8/10/2018	WD	Q	I	01	525,000
GRANTOR: BATYE LIVING TRUST						
GRANTEE: ONSTOTT PETER J						
2043/0814	5/02/2016	WD	Q	I	02	425,000
GRANTOR: MCGREGOR MARK A & GAI						
GRANTEE: BATYE LIVING TRUST						

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