UNIT 304
FERNANDINA CAY CONDO
OR 1254/978

PETERSON JOHN & JEANNE
1280 COBB BLVD
KANKAKEE, IL 60901

2023

00-00-31-125C-0304-0000

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
User Defin	JACUZZI	JACUZZI 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 – 0% - 0 SQFT=1912 HX Base Yr

2811 ATLANTIC AV, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

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	131,009
ASSESSED VALUE	588,241
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	588,241
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
2269/1098	4/22/2019	WD	Q	I	01	530,000
GRANTOR: HERTZ LAWRENCE & JOAN						
GRANTEE: PETERSON JOHN & JEA						
2025/0802	1/25/2016	LE	U	I	11	100
GRANTOR: HERTZ LAWRENCE & JOAN						
GRANTEE: HERTZ KENNETH R ET						

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