UNIT 402
KETCH COURTYARD OR 424/386

HARROP ADRIANNE
19126 PACIFIC COAST HWY
MALIBU, CA 90265

2023

00-00-31-141K-0402-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		4 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View Lump Sum	OCEAN	OCEAN 100
Desirability	4TH FLOOR	4TH FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
Quality	03	Quality Level 03

DOR CODE 0400 CONDOMINIUM
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1068.00

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
1415200		0				1984	1984	100	100	0		

1 CONDO – 0% - 0 SQFT=1020 HX Base Yr

3150 S FLETCHER 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	566,950
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	566,950
SOH/AGL Deduction	54,625
ASSESSED VALUE	512,325
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	512,325
TOTAL JUST VALUE	566,950
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	465,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081162	ELEC OTHER	250	07/16/2008
20081145	ADDITION	8,173	07/09/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2493/1047	9/01/2021	WD	Q	I	01	550,000
GRANTOR: EDWARDS JAMES W JR &						
GRANTEE: HARROP ADRIANNE						
0692/0891	11/17/1993	WD	Q	I		92,500
GRANTOR: GILMORE CLYDE & EILA						
GRANTEE: EDWARDS JAMES JR &						

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