UNIT 6
MIRAMAR BEACH TOWNHOMES
OR 1664/118

COOPER THOMAS E & PAMELA A
1947 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1461-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		0 100
Location	INTERIOR	INTERIOR 100
View Lumtd Ocean	LMTD OCEAN	LMTD OCEAN 100
Desirability	TOWNHOUSE	TOWNHOUSE 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	GARAGE	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	1107.00	

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
0355000		0				1989	2007	100	100	0		

1 CONDO – 100% - 2022 SQFT=1810 HX Base Yr 2022

1947 S FLETCHER AVE, 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		615,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		615,000
SOH/AGL Deduction		10,390
ASSESSED VALUE		604,610
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		554,610
TOTAL JUST VALUE		615,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		587,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2445/0315	3/17/2021	WD	Q	I	01	535,000
GRANTOR: KISH CAROL J						
GRANTEE: COOPER THOMAS E & P						
1837/1595	11/05/2012	WD	Q	I	02	259,000
GRANTOR: SEASCAPE OF AMELIA LL						
GRANTEE: KISH CAROL J						

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
1	000400	C	CONDO	100		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	0.00	0.00	0							

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