UNIT 7
MIRAMAR BEACH TOWNHOMES
OR 1664/118

SLAP NUTS LLC
210 HILL RD
PERRY, GA 31069

2023

00-00-31-1461-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		0 100
Location	EXTERIOR	EXTERIOR 100
View	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 – 0% - 0 SQFT=1810 HX Base Yr

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

1951 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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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	68,080
ASSESSED VALUE	546,920
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	546,920
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
2311/1601	10/11/2019	WD	Q	I	01	515,000
GRANTOR: CUPPIA ANDREW J & ALI						
GRANTEE: SLAP NUTS LLC						
2310/1952	10/08/2019	WD	U	I	11	100
GRANTOR: HOWELL MOLLY F & DIRK						
GRANTEE: CUPPIA ANDREW J & A						

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	0		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