BLK 3 LOTS 3,4 & N 5FT OF LOT
5 OF OCEAN CITY NORTH PORTION
R/P PBK 2/38 & PT OF LOT 19 OF

MY BEACHFRONT FLORIDA LLC
3408 35TH AVENUE SW
SEATTLE, WA 98126

2023

00-00-31-1520-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		14 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

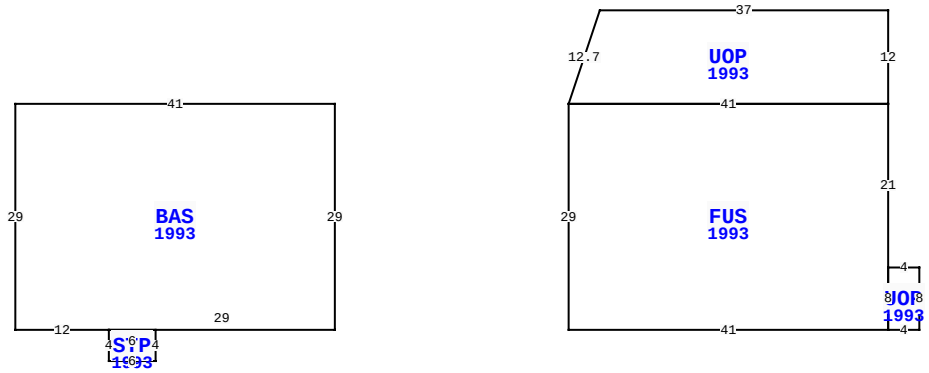
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,189	100	1,189	122,032
FUS	1,189	100	1,189	122,032
STP	24	10	2	206
UOP	32	20	6	616
UOP	468	20	94	9,648
TOTALS	2,902		2,480	254,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	01	2,480	99.8400	115.32	285,994	1941	2000	0	0	0	11.00	89.00

1 TRI PLEX – 0% - 2023 Heated Area: 2378 HX Base Yr



441 FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,155,101
SOH/AGL Deduction	0
ASSESSED VALUE	2,155,101
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,155,101
TOTAL JUST VALUE	2,155,101
NCON VALUE	0
INCOME VALUE	2,155,101
PREVIOUS YEAR MKT VALUE	2,155,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220030	DEMOLITION	7,500	03/10/2022
20190094	REMODEL	225,017	11/05/2019
20182121	REMODEL	80,000	06/21/2018
20120512	4 NEW WINDOWS	1,950	03/28/2012
20110961	REMODEL	1,500	06/14/2011
20110927	REMODEL	1,000	06/08/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2542/0422	2/24/2022	WD	Q	I	01	2,700,000
GRANTOR: PURPLE CREEK LLC						
GRANTEE: MY BEACHFRONT FLORI						
1750/0132	7/07/2011	WD	U	I	11	100
GRANTOR: MITCHELL DONNA						
GRANTEE: PURPLE CREEK LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 S29 E12 STP=[YR=1993] S4 E6 N4 W6 $ E29 N29 $ PTR= E30 UOP=[YR=1993] U12 R4 E37 S12 FUS=[YR=1993] S21 UOP=[YR=1993] E4 S8 W4 N8 $ S8 W41 N29 E41 $ W41 $ W30 $.

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
1	0803	ASPHALT C	0	0	0	0	3,658.00	SF	2.00	2.00	100	1970	1970	3	50	3,658	
2	0812	CONCRETE C	0	0	0	0	2,949.00	SF	4.00	4.00	100	1970	1970	3	22	2,595	
3	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	1970	1970	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 7,405

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	000800	C	MULTI-FAM	0		R-3	132.00	150.00	132.00	FF		1.00	1.00	0.90	6,000.00	5,406.00	713,592							

REVIEW DATE 12/21/2022 BY TW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

BLK 3 LOTS 3,4 & N 5FT OF LOT
5 OF OCEAN CITY NORTH PORTION
R/P PBK 2/38 & PT OF LOT 19 OF

MY BEACHFRONT FLORIDA LLC
3408 35TH AVENUE SW
SEATTLE, WA 98126

2023

00-00-31-1520-0003-0030

BUILDING CHARACTERISTICS

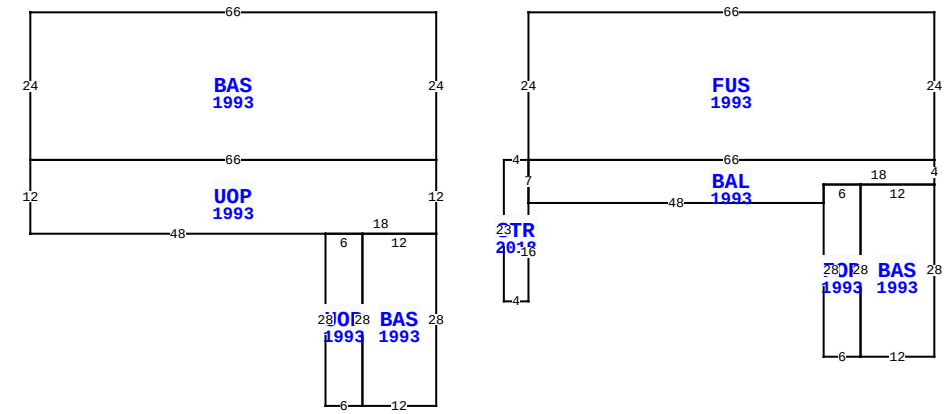
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		10 100
Bathrooms		10 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	408	15	61	4,808
BAS	336	100	336	26,483
BAS	336	100	336	26,483
BAS	1,584	100	1,584	124,847
FOP	168	30	50	3,941
FUS	1,584	100	1,584	124,847
STR	92	10	9	709
UOP	168	20	34	2,680
UOP	792	20	158	12,454
TOTALS	5,468		4,152	327,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0301	01	4,152	100.5000	88.44	367,203	1941	2000	0	0	0	10.88	89.12

2 APARTMENT – 0% - 2023 Heated Area: 3840 HX Base Yr



441 FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,155,101
SOH/AGL Deduction	0
ASSESSED VALUE	2,155,101
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,155,101
TOTAL JUST VALUE	2,155,101
NCON VALUE	0
INCOME VALUE	2,155,101
PREVIOUS YEAR MKT VALUE	2,155,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110798	REMODEL	10,000	05/24/2011
20110395	DEMOLITION	1,000	03/21/2011
20081228	REPAIR/RRF	1,000	08/01/2008
20071825	REPAIR/RRF	5,800	09/25/2007
20071412	ELEC OTHER	400	07/31/2007
20041975	REMODEL	3,000	10/27/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2542/0422	2/24/2022	WD	Q	I	01	2,700,000
GRANTOR: PURPLE CREEK LLC						
GRANTEE: MY BEACHFRONT FLORI						
1750/0132	7/07/2011	WD	U	I	11	100
GRANTOR: MITCHELL DONNA						
GRANTEE: PURPLE CREEK LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S24 UOP=[YR=1993] S12 E48 UOP=[YR=1993] S28 E6 BAS=[YR=1993] E12 N28 W12 S28 $ N28 W6 $ E18 N12 W66 $ E66 N24 $ PTR= E15 FUS=[YR=1993] E66 S24 BAL=[YR=1993] S4 BAS=[YR=1993] S28 W12 FOP=[YR=1993] W6 N28 E6 S28 $ N28 E12 $ W18 S3 W48 STR=[YR=2018] S16 W4 N23 E4 S7$ N7 E66$ W66 N24$ W15 $.

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 12/21/2022 BY TW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS