UNIT 110
OCEANS OF AMELIA OR 382/205

DHILJITH DHIL & RITU
772 RIO VISTA COURT
SUWANEE, GA 30024

**2023**

**00-00-31-155A-0110-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION | |
|---|---|---|---|
| Floor | | 1 100 | 1552100 |
| Recreation | POOL | POOL 100 | |
| Location | INTERIOR | INTERIOR 100 | |
| View Lump Sum | OCEAN | OCEAN 100 | |
| Desirability | 1ST FLOOR | 1ST FLOOR 100 | |
| Balcony | FOP | FOP 100 | |
| Parking | OPEN/COVER | OPEN/COVER 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 | 1089.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 0 | | | | 1983 | 1983 | 100 | 100 | 0 | | |

1 CONDO – 0% - 0 SQFT=948 HX Base Yr

382 S FLETCHER AVE, FERNANDINA BEACH

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

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 575,000 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 575,000 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 575,000 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 575,000 |
| TOTAL JUST VALUE | 575,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 475,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2570/0022 | 6/09/2022 | TD | Q | I | 01 | 751,000 |
| GRANTOR: STEINS EDITH MAE & | | | | | | |
| GRANTEE: DHILJITH DHIL & RIT | | | | | | |
| 2168/0889 | 11/30/2017 | QC | U | I | 11 | 100 |
| GRANTOR: BUSH LISA N & | | | | | | |
| GRANTEE: EDITH M STEINS & LI | | | | | | |

### 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