BLDG 1 UNIT 2
OCEAN COVE TOWNHOMES CONDO
OR 1574/864

GECAWICH MICHAEL
PO BOX 8558
WARWICK, RI 02888

2023

00-00-31-155C-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		1 100	1552300
Location	END	END 100	
View Lump Sum	TYPICAL	TYPICAL 100	
Desirability	TOWNHOUSE	TOWNHOUSE 100	
Balcony	WD DECK	WD DECK 100	
Parking	GARAGE/OPN	GARAGE/OPN 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Oth Rooms		2 100	
Quality	03	Quality Level 03	
DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1085.00		

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				2008	2008	100	100	0		

1 CONDO – 0% - 0 SQFT=1550 HX Base Yr

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

2614 OCEAN COVE DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	363,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	363,000
SOH/AGL Deduction	42,350
ASSESSED VALUE	320,650
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	320,650
TOTAL JUST VALUE	363,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	344,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2325/0279	12/10/2019	WD	Q	I	02	305,000
GRANTOR: GROSSO TINA LOUISE &						
GRANTEE: GECAWICH MICHAEL						
2067/1840	8/24/2016	WD	Q	I	01	266,000
GRANTOR: MCWHINNIE JOINT LIVIN						
GRANTEE: GROSSO TINA LOUISE						

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 10/08/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS