BLDG 6 UNIT 11
OCEAN COVE TOWNHOMES CONDO
OR 1574/864

FRITZ DENNIS D & ADELE N
11047 JAMES RD
BROOKVILLE, IN 47012

2023

00-00-31-155C-0006-0110

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 – 100% - 2022 SQFT=1550 HX Base Yr 2022

2664 OCEAN COVE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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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		8,680
ASSESSED VALUE		354,320
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		304,320
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
2630/1879	4/11/2023	WD	Q	I	01	480,000
GRANTOR: BREMER NIKOLA W &						
GRANTEE: FRITZ DENNIS D & AD						
2423/1904	1/08/2021	WD	Q	I	01	320,000
GRANTOR: WYMAN STEPHEN T						
GRANTEE: BREMER CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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