

UNIT 111
 IN OR 2197/904
 OCEAN PARK CONDO OR 1021/188

CASTRO CYNTHIA REV LVG TRUST/CASTRO CYNTHIA TRUSTE
 729 PARK MANOR DR
 SMYRA, GA 30082

2023

00-00-31-155P-0111-0000



ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Floor		1 100			157100	0			2001	2001	100	100	0	
Recreation	CLUBHOUSE	CLUBHOUSE 100			1	CONDO - 0% - 0		SOFT=1620					HX Base Yr	
Recreation	HOT TUB	HOT TUB 100												
Recreation	POOL	POOL 100												
Location	INTERIOR	INTERIOR 100												
View	OCEANVIEW	OCEANVIEW 100												
Desirability	FLOOR	1ST FLOOR 100												
Balcony	FOP	FOP 100												
Parking	COV/OPEN	COV/OPEN 100												
Bedrooms		3 100												
Bathrooms		2 100												
Oth Rooms		2 100												
Quality 03 Quality Level 03														
DOR CODE 0400 CONDOMINIUM														
MAP NUM MKT AREA 01														
NEIGHBORHOOD/LOC 1021.00														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE										
TOTALS 0 0														
EXTRA FEATURES 403 TARPON AV, FERNANDINA BEACH														

MARKET ADJUSTMENTS													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND							

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		565,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		565,000
SOH/AGL Deduction		145,130
ASSESSED VALUE		419,870
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		419,870
TOTAL JUST VALUE		565,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						SALE PRICE
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	
2197/0904	5/17/2018	QC U	I	11		100
GRANTOR: PESKIN CYNTHIA CASTRO						
GRANTEE: CASTRO CYNTHIA REVO						
1655/0873	12/14/2009	QC U	I	11		100
GRANTOR: PESKIN WILLIAM R						
GRANTEE: PESKIN CYNTHIA CAST						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV