UNIT 402
IN OR 2206/906
OCEAN PARK CONDO OR 1021/188

HARRIS JAMES A L/E/
1730 GRIFFIN RD
MACON, GA 31216

2023

00-00-31-155P-0402-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		4 100
Recreation	CLUBHOUSE	CLUBHOUSE 100
Recreation	HOT TUB	HOT TUB 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View Lum	OCEANVIEW	OCEANVIEW 100
Desirability	4TH FLOOR	4TH 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	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1557100		0				2001	2001	100	100	0		

1 CONDO – 0% - 0 SQFT=1620 HX Base Yr

403 TARPON AV, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	678,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	678,000
SOH/AGL Deduction	174,156
ASSESSED VALUE	503,844
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	503,844
TOTAL JUST VALUE	678,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	541,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2205/0906	6/21/2018	LE	U	I	11	100
GRANTOR: HARRIS JAMES A						
GRANTEE: HARRIS JAMES A L/E						
1832/1525	12/31/2012	WD	Q	I	02	380,000
GRANTOR: THE DINA CONDO LLC						
GRANTEE: HARRIS JAMES A						

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