UNIT 424
OCEAN PARK CONDO OR 1021/188

MOORE GARY ANDREW TRUST/MOORE GARY ANDREW TRUSTEE
2755 GREEN BAY LANE
JACKSONVILLE, FL 32207

2023

00-00-31-155P-0424-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		4 100	1557100
Recreation	CLUBHOUSE	CLUBHOUSE 100	
Recreation	HOT TUB	HOT TUB 100	
Recreation	POOL	POOL 100	
Location	EXTERIOR	EXTERIOR 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
		0				2001	2001	100	100	0		

1 CONDO – 0% - 0 SQFT=1658 HX Base Yr

403 TARPON AV, 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	699,600
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	699,600
SOH/AGL Deduction	143,484
ASSESSED VALUE	556,116
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	556,116
TOTAL JUST VALUE	699,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	597,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2305/0624	9/20/2019	WD	Q	I	01	595,000
GRANTOR: TYRE ALBERT F & KATHE						
GRANTEE: MOORE GARY ANDREW T						
1767/0688	11/28/2011	WD	Q	I	02	350,000
GRANTOR: SIMMONS RICHARD S & P						
GRANTEE: TYRE ALBERT F & KAT						

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