UNIT 1A
IN OR 2227/1474
OCEAN VIEW VILLAS CONDO

AGUILAR TERESITA/AGUILAR GONZALO ETIENNE ET AL
2705 DOLPHIN ST UNIT 1A
FERNANDINA BEACH, FL 32034

2023

00-00-31-156V-001A-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 100
View Lump Sum	OCEAN	OCEAN 100
View Lump Sum	STREET	STREET 100
Desirability	1ST FLOOR	1ST FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	U/G GARAGE	U/G GARAGE 100
Bedrooms		3 100
Bathrooms		3.5 100
Oth Rooms		2 100
Quality	04	Quality Level 04
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1097.00	

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
1568300		0				2006	2006	100	100	0		

1 CONDO – 100% - 2019 SQFT=2535 HX Base Yr 2019

2705 DOLPHIN ST, 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		803,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		803,000
SOH/AGL Deduction		359,388
ASSESSED VALUE		443,612
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		388,612
TOTAL JUST VALUE		803,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		711,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2227/1474	9/27/2018	WD	Q	I	01	559,000
GRANTOR: MCGURN JULIE P & KARE						
GRANTEE: AGUILAR HAILE & TER						
2227/1472	9/27/2018	PR	U	I	19	100
GRANTOR: MACNAIR KAREN A PR OF						
GRANTEE: AGUILAR HAILE & TER						

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