

UNIT 1C
OCEAN VIEW VILLAS CONDO
OR 2313/920

DOLPHIN AVENUE LLC
2705 DOLPHIN ST #1C
FERNNADINA BEACH, FL 32034

2023

00-00-31-156V-001C-0000


BUILDING CHARACTERISTICS			
ELEMENT	CD	CONSTRUCTION	
Floor		1 100	1568300
Location	EXTERIOR	EXTERIOR 100	
View Lump	STREET	STREET 100	1 CONDO - 0% - 0
View Lump	STREET	STREET 100	
Desirability	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	% COND
						2006	2006	100	100	0
				SQFT=2486		HX Base Yr				

VALUATION BY		STANDARD
Tax Group: 2 Tax Dist:		
BUILDING MARKET VALUE		676,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		676,000
SOH/AGL Deduction		18,200
ASSESSED VALUE		657,800
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		657,800
TOTAL JUST VALUE		676,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		598,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2479/0216	4/23/2021	QC	U	I	11	100
GRANTOR: SHAH VIPUL						
GRANTEE: DOLPHIN AVENUE LLC						
1869/1835	7/25/2013	SW	U	I	12	400,000
GRANTOR: FIRST CITIZENS BANK &						
GRANTEE: SHAH VIPUL						

BUILDING NOTES	

BUILDING DIMENSIONS	

EXTRA FEATURES														TOTAL OB/XF						0	
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						