UNIT 3C
OCEAN VIEW VILLAS CONDO
OR 1400/858

TAYLOR CHRISTOPHER RAY & MICHELLE DIANE
1805 OSCEOLA AVE
WAYCROSS, GA 31503

**2023**

**00-00-31-156V-003C-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 3 100 |
| Location | EXTERIOR | EXTERIOR 100 |
| View Lump Sum | STREET | STREET 100 |
| Desirability | 3RD FLOOR | 3RD 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 – 0% - 0 SQFT=2486 HX Base Yr

2705 DOLPHIN ST, 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 | 709,800 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 709,800 |
| SOH/AGL Deduction | 125,370 |
| ASSESSED VALUE | 584,430 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 584,430 |
| TOTAL JUST VALUE | 709,800 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 627,900 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2367/1248 | 6/10/2020 | WD | Q | I | 01 | 568,000 |
| GRANTOR: OCEAN VIEW AMELIA ISL | | | | | | |
| GRANTEE: TAYLOR CHRISTOPHER | | | | | | |
| 2160/0074 | 11/16/2017 | QC | U | I | 11 | 100 |
| GRANTOR: HUTZELL CRAIG LEE & | | | | | | |
| GRANTEE: OCEAN VIEW AMELIA I | | | | | | |

## 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