UNIT B
IN OR 1494/854
PARK AVENUE SUITES CONDO

L L PROPERTIES LLC
421 SANTA CRUZ WAY
SIMPSONVILLE, SC 29680

2023

00-00-31-163A-000B-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100 1632100
Location	INTERIOR	INTERIOR 100
Balcony	FOP	FOP 100
Parking	OPEN	OPEN 100
Quality	03	Quality Level 03
DOR CODE	0417	CONDO OFFICE

MAP NUM | MKT AREA 01

NEIGHBORHOOD/LOC 1031.00

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				1999	1999	100	100	0		

1 CONDO – 0% - 0 SQFT=544 HX Base Yr

1401 PARK AV, 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	134,368
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	134,368
SOH/AGL Deduction	23,066
ASSESSED VALUE	111,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,302
TOTAL JUST VALUE	134,368
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990147	NEW CONSTR	172,860	03/30/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/0854	4/24/2007	WD	Q	I		137,000
GRANTOR: TOMASSETTI A JEFFREY						
GRANTEE: LL PROPERTIES LLC						
1291/0281	1/27/2005	WD	Q	I		116,400
GRANTOR: GRANT DAWN M						
GRANTEE: TOMASSETTI SUSAN B						

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 12/29/2022 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS