UNIT E
IN OR 1314/1672
PARK AVENUE SUITES CONDO

ISLE DE MAI PROPERTIES LLC
421 SANTA CRUZ WAY
SIMPSONVILLE, SC 29680

2023

00-00-31-163A-000E-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 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
1632100		0				1999	1999	100	100	0		

1 CONDO – 0% - 0 SQFT=910 HX Base Yr

1403 PARK 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	187,460
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	187,460
SOH/AGL Deduction	37,310
ASSESSED VALUE	150,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	150,150
TOTAL JUST VALUE	187,460
NCON VALUE	0
INCOME VALUE	2,004,881
PREVIOUS YEAR MKT VALUE	136,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101401	H/AC	2,500	08/24/2010
990147	NEW CONSTR	172,860	03/30/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1314/1672	5/04/2005	WD	Q	I		155,000
GRANTOR: BRADDOCK JESSICA C &						
GRANTEE: ISLE DE MAI PROPERT						
0963/1950	12/27/2000	WD	Q	I		320,000
GRANTOR: VALHALLA INVESTMENT G						
GRANTEE: BRADDOCK JESSICA C						

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