UNIT A
IN OR 1791/1199
PERIWINKLE COTTAGES CONDO

GROSS RENEE
PO BOX 365
KINGSLAND, GA 31548

2023

00-00-31-164P-000A-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100 1647100
Recreation	POOL	POOL 100
Location	EXTERIOR	EXTERIOR 100
View	BEACH	BEACH 100
Balcony	FOP	FOP 100
Parking	COVERED	COVERED 100
Bedrooms		3 100
Bathrooms		2 100
Oth Rooms		2 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1100.00	

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				2005	2007	100	100	0		

1 CONDO – 0% - 0 SQFT=1410 HX Base Yr

525 OCEAN 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	681,250
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	681,250
SOH/AGL Deduction	134,634
ASSESSED VALUE	546,616
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	546,616
TOTAL JUST VALUE	681,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	650,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220838	ROOF	0	01/22/2022
20021399	NEW CONSTR	155,000	08/14/2002
20021399	CO ISSUED	155,000	08/14/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1791/1199	4/24/2012	WD	U	I	30	236,100

GRANTOR: GROSS WILLIAM H

GRANTEE: GROSS RENEE

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