UNIT C
IN OR 2113/1235
SEAGATE OF AMELIA OR 459/339

GREEN JOHN W & LINDA M
7332 OAK BAY
NOBLESVILLE, IN 46062

2023

00-00-31-1675-000C-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		2 100	1675000
Location	EXTERIOR	EXTERIOR 100	
View Lump Su	OCEAN	OCEAN 100	
Desirability	2ND FLOOR	2ND FLOOR 100	
Balcony	DECK/PATIO	DECK/PATIO 100	
Parking	OPEN	OPEN 100	
Bedrooms		2 100	
Bathrooms		1 100	
Oth Rooms		2 100	
Quality	03	Quality Level 03	

DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1093.00		

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				1962	1980	100	100	0		

1 CONDO – 0% - 0 SQFT=765 HX Base Yr

316 S FLETCHER AVE, 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	442,200
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	442,200
SOH/AGL Deduction	49,555
ASSESSED VALUE	392,645
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	392,645
TOTAL JUST VALUE	442,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	421,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101405	REMODEL	5,635	08/24/2010
20101141	REMODEL	5,365	07/13/2010
20012131	REPAIR/RRF	1,000	09/28/2001
19990438	XFOB	750	05/17/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2113/1235	4/13/2017	WD	Q	I	01	350,000
GRANTOR: STAVROU KRISTOS Z & L						
GRANTEE: GREEN JOHN W & LIND						
1243/0213	7/06/2004	WD	U	I	07	100
GRANTOR: WILLIAMS TODD & DALE						
GRANTEE: STAVROU KRISTOS Z &						

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