UNIT 201
THE TERRACES @ BEACHSIDE CONDO
OR 1060/1797

KLODELL CYNTHIA/BRYANT FARISE R
4114 SOUTHWEST 69TH AVE
GAINESVILLE, FL 32608

2023

00-00-31-176T-0201-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		2 100	1768100
Location	EXTERIOR	EXTERIOR 100	
View	ANGLE OCEA	ANGLE OCEA 100	
Desirability	2ND FLOOR	2ND FLOOR 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	OPEN/COVER	OPEN/COVER 100	
Bedrooms		2 100	
Bathrooms		2 100	
Oth Rooms		2 100	
User Defined	STORAGE	STORAGE 100	
Quality	03	Quality Level 03	

DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

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				2003	2003	100	100	0		

1 CONDO – 0% - 2023 SQFT=1092 HX Base Yr

32 S FLETCHER AVE, 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	436,800
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	436,800
SOH/AGL Deduction	0
ASSESSED VALUE	436,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	436,800
TOTAL JUST VALUE	436,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	396,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032787	NEW CONSTR	2,000	03/27/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2537/1089	2/09/2022	WD	Q	I	01	474,900
GRANTOR: BRYANT ARCHIE C & FAR						
GRANTEE: KLODELL CYNTHIA						
1848/1611	3/20/2013	WD	U	I	11	100
GRANTOR: COOPER KENNETH R & JU						
GRANTEE: BRYANT ARCHIE C & F						

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