

UNIT 304
THE TERRACES @ BEACHSIDE CONDO
OR 1198/45-113

304 TERRACES LLC
1193 WEST WILDHORSE DR
CHANDLER, AZ 85286

2023

00-00-31-176T-0304-0000

BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Floor		3 100	1768100		0				2003	2003	100	100	0	
Location	EXTERIOR	EXTERIOR 100	1 CONDO - 0% - 0 SQFT=1169 HX Base Yr											
View	OCEAN	OCEAN 100												
Desirability	3RD FLOOR	3RD 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											

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		530,200
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		530,200
SOH/AGL Deduction		220
ASSESSED VALUE		529,980
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		529,980
TOTAL JUST VALUE		530,200
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		481,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032796	NEW CONSTR	3,272,003	09/22/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2444/0777	2/26/2021	QC	U	I	11	100
GRANTOR: GERSTNER JONATHAN N &						
GRANTEE: 304 TERRACES LLC						
1709/0405	10/28/2010	WD	U	I	11	189,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: GERSTNER JONATHAN N						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES														BLD DATE			LGL DATE															
L N	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	XF DATE	LAND DATE	AG DATE													
32 S FLETCHER AVE, FERNANDINA BEACH																																

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0																								