

GARAGE NUMBER B-8
IN OR 949/1481
OCEAN PLACE @ SUMMER BEACH

KMAC INVESTMENTS LLC
3470 WILD OAK BAY #147
BRADENTON, FL 34210

2023

00-SB-30-152P-00B8-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																		
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																		
ELEMENT	CD	1527100								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	8																																
Parking	DET GARAGE	DET GARAGE 100								1 CONDO - 0% - 0										SQFT=264										HX Base Yr																								
Quality										04 Quality Level 04										VALUATION BY										STANDARD																								
DOR CODE										0403 CONDO GRG/PRK SPACES										Tax Group: 8										Tax Dist:																								
MAP NUM										MKT AREA 03										BUILDING MARKET VALUE										40,000																								
NEIGHBORHOOD/LOC										3025.00										TOTAL MARKET OB/XF VALUE										0																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	TOTAL LAND VALUE - MARKET										0																																							
TOTALS										0										TOTAL MARKET VALUE										40,000																								
EXTRA FEATURES										AMELIA ISLAND PKWY, FERNANDINA BEACH										TOTAL EXEMPTION VALUE										0																								
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	BASE TAXABLE VALUE										32,210																											
TOTAL OB/XF										0										TOTAL JUST VALUE										40,000																								
LAND DESCRIPTION										TOTAL OB/XF										0										NCON VALUE										0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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				