

2023

BUILDING CHARACTERISTICS												MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																												
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY						PAGE 1 of 1	5																												
Floor	3		100	8317021			0				1982	1982	100	100	0			VALUATION BY	STANDARD																																	
Recreation	POOL	POOL 100		1 CONDO - 0% - 0						SQFT=680	HX Base Yr						VALUATION BY	STANDARD																																		
Location	INTERIOR	INTERIOR 100		1 CONDO - 0% - 0						SQFT=680	HX Base Yr						Tax Group: 5	Tax Dist:																																		
View	OCEAN	OCEAN 100															BUILDING MARKET VALUE	340,200																																		
Desirability	FLOOR	3RD FLOOR 100															TOTAL MARKET OB/XF VALUE	0																																		
Balcony	OPEN	OPEN 100															TOTAL LAND VALUE - MARKET	0																																		
Parking	OPEN	OPEN 100															TOTAL MARKET VALUE	340,200																																		
Bedrooms	1		100														SOH/AGL Deduction	69,692																																		
Bathrooms	1		100														ASSESSED VALUE	270,508																																		
Oth Rooms	2		100														TOTAL EXEMPTION VALUE	0																																		
Quality		03	Quality Level 03														BASE TAXABLE VALUE	270,508																																		
DOR CODE		0400	CONDOMINIUM														TOTAL JUST VALUE	340,200																																		
MAP NUM			MKT AREA	10													INCOME VALUE	0																																		
NEIGHBORHOOD/LOC		10009.00															PREVIOUS YEAR MKT VALUE	267,840																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE													PERMIT NUM						DESCRIPTION	AMT	ISSUED																											
																	SALES DATA																																			
TOTALS		0		0													OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE																													
EXTRA FEATURES		285 SANDCASTLES CT, FERNANDINA BEACH															0361/0770	6/01/1982	WD	U	I		92,000																													
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	GRANTOR:						GRANTEE:																													
BUILDING NOTES																																																				
BUILDING DIMENSIONS																																																				
LAND DESCRIPTION																	TOTAL OB/XF						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					