



ELEMENT		CD	CONSTRUCTION	
Floor			1	100
Recreation	POOL		POOL	100
Recreation	TENNIS CT		TENNIS CT	100
Location	EXTERIOR		EXTERIOR	100
View Lump Sum	OCEAN		OCEAN	100
Desirability	FLOOR		1ST FLOOR	100
Balcony	FOP/PATIO		FOP/PATIO	100
Parking	OPEN		OPEN	100
Bedrooms			2	100
Bathrooms			2	100
Oth Rooms			2	100
User Definition	ORIGINAL		ORIGINAL	100
Quality 03 Quality Level 03				
DOR CODE 0400 CONDOMINIUM				
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC 1066.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS 1,170 1,170				

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
10	100000						1973	1973	100	100	0	
1 CONDO - 0% - 0												
HX Base Yr												

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				592,200		
TOTAL MARKET OB/XF VALUE				0		
TOTAL LAND VALUE - MARKET				0		
TOTAL MARKET VALUE				592,200		
SOH/AGL Deduction				0		
ASSESSED VALUE				592,200		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				592,200		
TOTAL JUST VALUE				592,200		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				563,850		
PERMIT NUM				DESCRIPTION	AMT	ISSUED
20110654				H/AC	3,500	04/28/2011
20110508				ELEC OTHER	30,000	04/08/2011
20110150				REPAIR/RRF	140,000	02/03/2011
20102017				REMODEL	106,780	11/22/2010
20101898				H/AC	4,000	11/01/2010
20091651				REPAIR/RRF	40,000	12/04/2009
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2556/0266	4/13/2022	WD	U	I	11	100
GRANTOR: KUPERSMITH JONATHAN &						
GRANTEE: KUPERSMITH JONATHAN						
2329/1849	1/03/2020	WD	Q	I	01	427,500
GRANTOR: JUBELL PETER AVERY						
GRANTEE: KUPERSMITH JONATHAN						
BUILDING NOTES						
BUILDING DIMENSIONS						

EXTRA FEATURES													TOTAL OB/XF		LAND DESCRIPTION																								
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	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
3240 S FLETCHER AV 101, FERNANDINA BEACH																	0																						