UNIT P102
PARK & 14TH CONDO OR 1421/1973

BUCHANAN LAND COMPANY LLC
217 CENTRE ST #4
FERNANDINA BEACH, FL 32034

2024

00-00-31-102U-P102-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 100
Desirability	PARK AV	PARK AV 100
Parking	OPEN	OPEN 100
Quality	03	Quality Level 03

DOR CODE	0417 CONDO OFFICE
MAP NUM	
MKT AREA	01
NEIGHBORHOOD/LOC	1096.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,558		1,558	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1028200		1,558				2006	2006	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

1416 PARK AV 102, 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	291,346
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	291,346
SOH/AGL Deduction	34,961
ASSESSED VALUE	256,385
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,385
TOTAL JUST VALUE	291,346
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190049	REMODEL-INTR BLD	60,000	07/23/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2301/0091	8/27/2019	WD	U	I	11	100
GRANTOR: PARK & 14TH						
GRANTEE: BUCHANAN LAND COMPA						
2293/1440	5/21/2019	QC	U	I	11	100
GRANTOR: PARK & 14TH						
GRANTEE: BUCHANAN LAND COMPA						

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 12/27/2023 **BY** JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 **PRINTED** 08/06/2024 **BY** SYS