

UNIT 4E &  
 F/K/A CARPORT UNIT I-61 &II-27  
 N/K/A PARKING UNIT I-61 &II-27

HERAUF DANIEL & CLAIRE  
 4614 80TH STREET NW  
 CALGARY, AB T3B-2P3

2024

00-00-31-1030-004E-0000

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	
Floor		4 100	1030000		1,130				1974	1974	100	100	0		
Recreation	POOL	POOL 100	1 CONDO - 0% - 0											HX Base Yr	
Location	INTERIOR	INTERIOR 100													
View Lump	SURFACE	OCEAN 100													
Desirability	4TH FLOOR	4TH FLOOR 100													
Balcony	FOP/PATIO	FOP/PATIO 100													
Parking	OPEN SPC	2 OPEN SPC 100													
Bedrooms		2 100													
Bathrooms		2 100													
Oth Rooms		2 100													
Quality		03 Quality Level 03													
DOR CODE		0400 CONDOMINIUM													
MAP NUM			MKT AREA												01
NEIGHBORHOOD/LOC		1065.00													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE											
TOTALS		1,130	1,130												

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		552,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		552,000
SOH/AGL Deduction		84,309
ASSESSED VALUE		467,691
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		467,691
TOTAL JUST VALUE		552,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		536,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122099	REMODEL	2,000	10/11/2012
20122017	REMODEL	2,500	09/28/2012
20122015	REMODEL	38,875	09/27/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1812/1240	9/07/2012	WD	Q	I	02	210,000
GRANTOR: CARELLA JAMES J						
GRANTEE: HERAUF DANIEL & CLA						
1600/1895	12/23/2008	QC	U	I	01	100
GRANTOR: CARELLA LORI A						
GRANTEE: CARELLA JAMES J						

EXTRA FEATURES																
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
3350 S FLETCHER AV 4E, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																
TOTALS 0																

BUILDING NOTES	

BUILDING DIMENSIONS	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV