BLDG 1 UNIT 201
AMELIA WOODS BEACH &
RACQUET CLUB IN OR 240/639

LE MOING VALERIE & LAURENT J
2700 MIZELL AVE #102B
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1035-0001-0201**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 2 100 |
| Recreation | POOL | POOL 100 |
| Recreation | TENNIS CT | TENNIS CT 100 |
| Location | INTERIOR | INTERIOR 100 |
| View Lump Sum | TYPICAL | TYPICAL 100 |
| Desirability | BLDG 1 | BLDG 1 100 |
| Balcony | FOP/PATIO | FOP/PATIO 100 |
| Parking | OPEN | OPEN 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 1085.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | 1,072 | | 1,072 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1035000 | | 1,072 | | | | 1974 | 1974 | 100 | 100 | 0 | | |

1 CONDO – 100% - 2023 HX Base Yr 2023

2700 MIZELL AV 102B, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 270,000 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 0 |
| TOTAL MARKET VALUE | | 270,000 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 270,000 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 220,000 |
| TOTAL JUST VALUE | | 270,000 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 269,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2546/1779 | 3/14/2022 | WD | Q | I | 01 | 310,000 |
| GRANTOR: KIBLER CHRISTOPHER | | | | | | |
| GRANTEE: LE MOING VALERIE & | | | | | | |
| 1496/1441 | 5/03/2007 | WD | Q | I | | 147,000 |
| GRANTOR: BARRETT MITCHELL A & | | | | | | |
| GRANTEE: KIBLER CHRISTOPHER | | | | | | |

## 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