BLDG 5 UNIT 205
IN OR 1834/479
AMELIA WOODS BEACH &

VAUGHN BILLIE J & JAMES L
6690 KEPLER RD
CLINTON, OH 44216

2024

00-00-31-1035-0005-0205

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	EXTERIOR	EXTERIOR 100
View Lump Sum	TYPICAL	TYPICAL 100
Desirability	BLDG 5	BLDG 5 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
Bathrooms		2 100
Oth Rooms		3 100
User Defined	REMODEL	REMODEL 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	1,352		1,352	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1035000		1,352				1974	1974	100	100	0		

1 CONDO – 0% - 0

HX Base Yr

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

2700 MIZELL AV 505B, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	307,650
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	307,650
SOH/AGL Deduction	33,703
ASSESSED VALUE	273,947
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	273,947
TOTAL JUST VALUE	307,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	306,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1834/0479	12/31/2012	WD	Q	I	01	158,000
GRANTOR: BYRD JOHN T & SANDRA						
GRANTEE: VAUGHN BILLIE J & J						
1281/0779	12/16/2004	WD	Q	I		185,000
GRANTOR: VAN TASSELL RAY C JR						
GRANTEE: BYRD JOHN T & SANDR						

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