BLDG 8 UNIT 103
IN OR 2224/1113
AMELIA WOODS BEACH &

RYAN JOHNNY M JR & CONSTANCE S
2700 MIZELL AV #803
FERNANDINA BEACH, FL 32034

2024

00-00-31-1035-0008-0103

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	CORNER	CORNER 100
View Lump Sum	TYPICAL	TYPICAL 100
Desirability	BLDG 8	BLDG 8 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2.5 100
Oth Rooms		4 100
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	1,360		1,360	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1035000		1,360				1974	1974	100	100	0		

1 CONDO – 100% - 2020 HX Base Yr

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

2700 MIZELL AV 803, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		293,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		293,000
SOH/AGL Deduction		85,799
ASSESSED VALUE		207,201
TOTAL EXEMPTION VALUE	13	207,201
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		293,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140708	REPAIR/RRF	8,500	04/11/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2224/1113	9/19/2018	WD	Q	I	01	225,000
GRANTOR: MILLER ROGER						
GRANTEE: RYAN JOHNNY M JR &						
1789/1081	4/19/2012	WD	Q	I	01	100,000
GRANTOR: LLEWELLYN PHILIP M						
GRANTEE: MILLER ROGER						

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