BLDG 9 UNIT 102
IN OR 1605/51
AMELIA WOODS BEACH &

SAMPLES DARRELL A & VICKIE L
2700 MIZELL AVE APT 902
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1035-0009-0102**

## 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 9 | BLDG 9 100 |
| Balcony | FOP/PATIO | FOP/PATIO 100 |
| Parking | OPEN | OPEN 100 |
| Bedrooms | | 3 100 |
| 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 | 1,720 | | 1,720 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1035000 | | 1,720 | | | | 1974 | 1974 | 100 | 100 | 0 | | |

1 CONDO – 100% - 2024 HX Base Yr

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

2700 MIZELL AV 902, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 352,000 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 0 |
| TOTAL MARKET VALUE | | 352,000 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 352,000 |
| TOTAL EXEMPTION VALUE | 13 | 352,000 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 352,000 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 350,000 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1605/0051 | 2/06/2009 | WD | Q | I | 01 | 135,000 |
| GRANTOR: GIBSON MARK T & KIMBE | | | | | | |
| GRANTEE: SAMPLES DARRELL A & | | | | | | |
| 1051/1688 | 4/25/2002 | WD | Q | I | | 98,000 |
| GRANTOR: JANOWSKI MARK A & BRE | | | | | | |
| GRANTEE: GIBSON MARK T & KIM | | | | | | |

## 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