UNIT 6311
FERNANDINA SHORES OR 267/354

ROBERSON JIMMY R II & DEENA D
2132 GOLFCOURSE RD
BLACKSHEAR, GA 31516

2024

00-00-31-1250-6311-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation CLUBHOUSE		CLUBHOUSE 100
Recreation POOL		POOL 100
Recreation TENNIS CT		TENNIS CT 100
Location EXTERIOR		EXTERIOR 100
View Lump TYPICAL		TYPICAL 100
Balcony FOP/PATIO		FOP/PATIO 100
Parking OPEN		OPEN 100
Bedrooms		3 100
Bathrooms		2.5 100
Oth Rooms		3 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM

MAP NUM | MKT AREA 01

NEIGHBORHOOD/LOC 1020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,803		1,803	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1250000		1,803				1974	1974	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

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

631 TARPON AV 6311, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	442,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	442,000
SOH/AGL Deduction	75,975
ASSESSED VALUE	366,025
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	366,025
TOTAL JUST VALUE	442,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	421,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101861	OTHER	400	10/27/2010
20090878	REPAIR/RRF	2,100	07/07/2009
20003667	XFOB	2,400	08/09/2000
5880	REPAIR/RRF	400	03/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2294/0792	7/23/2019	WD	Q	I	02	298,900
GRANTOR: GFC TRUST						
GRANTEE: ROBERSON JIMMY R II						
1962/1949	1/16/2015	WD	U	I	30	156,800
GRANTOR: RADNOVICH MICHAEL & M						
GRANTEE: GFC TRUST						

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