UNIT 6321
IN OR 851/420
FERNANDINA SHORES OR 267/354

SASSER RICHARD A
1766 MEMORIAL DRIVE STE 1
WAYCROSS, GA 31501

2024

00-00-31-1250-6321-0000

NASSAU COUNTY PROPERTY

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 Sum	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

631 TARPON AV 6321, FERNANDINA BEACH

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

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	107,174
ASSESSED VALUE	334,826
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	334,826
TOTAL JUST VALUE	442,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	421,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090883	REPAIR/RRF	2,100	07/07/2009
20090659	H/AC	3,600	05/29/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0851/0420	10/05/1998	WD	Q	I		69,500
GRANTOR: MCCAY DOROTHEA BARBAR						
GRANTEE: SASSER RICHARD A						
0778/0048	11/27/1996	QC	U	I	01	100
GRANTOR: MCCAY DOROTHEA BARBAR						
GRANTEE: MCCAY DOROTHEA BARB						

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