UNIT 6393
FERNANDINA SHORES OR 267/354

DANIELS ERIN M
81064 LOCKHAVEN DR
YULEE, FL 32097

2024

00-00-31-1250-6393-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		2 100	1250000
Recreation	CLUBHOUSE	CLUBHOUSE 100	
Recreation	POOL	POOL 100	
Recreation	TENNIS CT	TENNIS CT 100	
Location	CORNER	CORNER 100	
View Lump Sum	TYPICAL	TYPICAL 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	OPEN	OPEN 100	
Bedrooms		2 100	
Bathrooms		1 100	
Oth Rooms		2 100	
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	1,053		1,053	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		1,053				1974	1974	100	100	0		

1 CONDO – 0% - 0

HX Base Yr

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

631 TARPON AV 6393, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	325,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	325,000
SOH/AGL Deduction	0
ASSESSED VALUE	325,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	325,000
TOTAL JUST VALUE	325,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	310,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032452	REMODEL	3,000	02/04/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2623/1338	1/11/2023	QC	U	I	11	100
GRANTOR: WOLTER KEVIN						
GRANTEE: DANIEL ERIN M						
2481/0106	7/12/2021	WD	Q	I	01	243,500
GRANTOR: KING THOMAS E V						
GRANTEE: WOLTER KEVIN D & ER						

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