UNIT 6517
IN OR 2234/307
FERNANDINA SHORES OR 267-354

CROSBY DAVID A & ELLIN M
PO BOX 303
FREEHOLD, NY 12431

**2024**

**00-00-31-1250-6517-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION | |
|---|---|---|---|
| Floor | | 2 100 | 1250000 |
| Recreation | CLUBHOUSE | CLUBHOUSE 100 | |
| Recreation | POOL | POOL 100 | |
| Recreation | TENNIS CT | TENNIS CT 100 | |
| Location | INTERIOR | INTERIOR 100 | |
| View Lump Sum | TYPICAL | TYPICAL 100 | |
| Balcony | FOP/PATIO | FOP/PATIO 100 | |
| Parking | OPEN | OPEN 100 | |
| Bedrooms | | 3 100 | |
| Bathrooms | | 2 100 | |
| 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 | 1,186 | | 1,186 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 1,186 | | | | 1974 | 1974 | 100 | 100 | 0 | | |

1 CONDO – 0% - 0

HX Base Yr

631 TARPON AV 6517, 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 | 409,000 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 409,000 |
| SOH/AGL Deduction | 99,782 |
| ASSESSED VALUE | 309,218 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 309,218 |
| TOTAL JUST VALUE | 409,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 390,000 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2234/0307 | 10/31/2018 | WD | Q | I | 01 | 240,000 |
| GRANTOR: MARTIN JANE M | | | | | | |
| GRANTEE: CROSBY DAVID A & EL | | | | | | |
| 1414/0636 | 5/23/2006 | WD | Q | I | | 265,500 |
| GRANTOR: O'BOYLE GLENNIS W LAN | | | | | | |
| GRANTEE: MARTIN JANE M | | | | | | |

## 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