UNIT 204
FERNANDINA CAY CONDO
OR 1254/978

HULL JOSEPH DAVID
2705 DOLPHIN ST 3A
FERNANDINA BEACH, FL 32034

2024

00-00-31-125C-0204-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Location	EXTERIOR	EXTERIOR 100
View Lundy	OCEANVIEW	OCEANVIEW 100
Desirability	2ND FLOOR	2ND FLOOR 100
Balcony	BALCONY	BALCONY 100
Parking	U/G GARAGE	U/G GARAGE 100
Bedrooms		3 100
Bathrooms		3 100
Oth Rooms		2 100
User Defined	FIREPLACE	FIREPLACE 100
Quality	03	Quality Level 03

DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1091.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,912		1,912	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1252300		1,912				2004	2004	100	100	0		

1 CONDO – 0% - 2024 HX Base Yr

2811 ATLANTIC AV 204, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	688,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	688,000
SOH/AGL Deduction	0
ASSESSED VALUE	688,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	688,000
TOTAL JUST VALUE	688,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	685,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2395/0373	9/23/2020	WD	Q	I	02	545,000
GRANTOR: SCHRUDDER MITCHELL R						
GRANTEE: HULL JOSEPH DAVID						
2190/1231	4/12/2018	WD	Q	I	02	515,000
GRANTOR: BIDDICK JAN E						
GRANTEE: SCHRUDDER MITCHELL						

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