BLDG 4 UNIT 7
PT OR 1764/97
OCEAN COVE TOWNHOMES CONDO

CRUMLEY PROPERTIES LLC
552 TURNER CHURCH ROAD
ENIGMA, GA 31749

2024

00-00-31-155C-0004-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	END	END 100
View Lump Sum	TYPICAL	TYPICAL 100
Desirability	TOWNHOUSE	TOWNHOUSE 100
Balcony	WD DECK	WD DECK 100
Parking	GARAGE/OPN	GARAGE/OPN 100
Bedrooms		3 100
Bathrooms		2.5 100
Oth Rooms		2 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1085.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,550		1,550	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1552300		1,550				2008	2008	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

2640 OCEAN COVE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	375,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	375,000
SOH/AGL Deduction	22,285
ASSESSED VALUE	352,715
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	352,715
TOTAL JUST VALUE	375,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	363,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1764/0097	11/04/2011	PR	U	I	19	250,000
GRANTOR: GOLDBERG MICHAEL I (C						
GRANTEE: CRUMLEY PROPERTIES						
1670/1388	4/02/2010	WD	U	I	30	100
GRANTOR: PRICE-MCCLEOD HOLDING						
GRANTEE: MCLEOD KENNETH WAYN						

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