BLDG 6 UNIT 12
OCEAN COVE TOWNHOMES CONDO
OR 1574/864

MCKENNA THOMAS M & KAY O L/E/
2668 OCEAN COVE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-155C-0006-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		1 100	1552300
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
		1,550				2008	2008	100	100	0		

1 CONDO – 100% - 2011 HX Base Yr 2011

2668 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		201,811
ASSESSED VALUE		173,189
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		123,189
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
2717/1017	4/02/2024	QC	U	I	11	100
GRANTOR: MCKENNA THOMAS M & KA						
GRANTEE: MCKENNA MARK						
1671/0698	4/07/2010	WD	Q	I	01	207,500
GRANTOR: AMELIA DEVELOPMENT CO						
GRANTEE: MCKENNA THOMAS 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