UNIT B-2
OCEAN DUNES OR 379/359

KATOPES MICHAEL G
232 DAWSON DRIVE
WOODSTOCK, GA 30188

2024

00-00-31-155D-000B-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100 1553100
Recreation	POOL	POOL 100
Location	END	END 100
View	POOL/OCEAN	POOL/OCEAN 100
Desirability	2ND FLOOR	2ND FLOOR 100
Balcony	FOP	FOP 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM

MAP NUM | MKT AREA 01

NEIGHBORHOOD/LOC 1067.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,170		1,170	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1		1,170				1983	1983	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

3200 S FLETCHER AV B-2, 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	531,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	531,000
SOH/AGL Deduction	0
ASSESSED VALUE	531,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	531,000
TOTAL JUST VALUE	531,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	483,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111031	H/AC	3,000	06/23/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2568/0198	6/02/2022	WD	Q	I	01	600,000
GRANTOR: MENINGER JASON PAUL &						
GRANTEE: KATOPES MICHAEL G						
2463/0552	5/20/2021	WD	Q	I	01	432,000
GRANTOR: MILLER PERRY L & BONN						
GRANTEE: MENINGER JASON PAUL						

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 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS