UNIT 109
OCEAN PARK CONDO OR 1021/188

GORDON JAMES M & BONNIE Q
403 TARPON AVE # 109
FERNANDINA BEACH, FL 32034

2024

00-00-31-155P-0109-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100 1557100
Recreation	CLUBHOUSE	CLUBHOUSE 100
Recreation	HOT TUB	HOT TUB 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View Lum	OCEANVIEW	OCEANVIEW 100
Desirability	1ST FLOOR	1ST FLOOR 100
Balcony	FOP	FOP 100
Parking	COV/OPEN	COV/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	1021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,620		1,620	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		1,620				2001	2001	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

403 TARPON AV 109, 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	576,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	576,000
SOH/AGL Deduction	114,143
ASSESSED VALUE	461,857
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	461,857
TOTAL JUST VALUE	576,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	565,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222217	WINDOWS (8)	6,248	05/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2265/1840	4/02/2019	WD	Q	I	05	415,000
GRANTOR: GINDELE JERRY A & CAT						
GRANTEE: GORDON JAMES M & BO						
1683/0266	6/11/2010	WD	U	I	11	100
GRANTOR: CRAWFORD DONNA I						
GRANTEE: GINDELE JERRY A & C						

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