UNIT 407
OCEAN PARK CONDO OR 1021/188

MOORMAN ROSS G III & LISA A
2104 REDBIRD TRAIL
DOUGLAS, GA 31533

2024

00-00-31-155P-0407-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		4 100
Recreation	CLUBHOUSE	CLUBHOUSE 100
Recreation	HOT TUB	HOT TUB 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View Lum	OCEANVIEW	OCEANVIEW 100
Desirability	4TH FLOOR	4TH FLOOR 100
Balcony	FOP	FOP 100
Parking	COV/OPEN	COV/OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM

1557100

MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,422		1,422	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1 CONDO – 0% - 0		1,422				2001	2001	100	100	0		

HX Base Yr

403 TARPON AV 407, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	597,600
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	597,600
SOH/AGL Deduction	88,093
ASSESSED VALUE	509,507
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	509,507
TOTAL JUST VALUE	597,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	585,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2395/1943	9/25/2020	WD	Q	I	01	482,500
GRANTOR: LEMON LOREN & KATHERI						
GRANTEE: MOORMAN ROSS G III						
2035/1799	3/23/2016	WD	Q	I	01	390,000
GRANTOR: SCHLEIF MARK E & JOYC						
GRANTEE: LEMON LOREN & KATHE						

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