UNIT 2A
OCEAN VIEW VILLAS CONDO
OR 1400/858

WAKEHAM HARRY N & JOYE S/BURSON CYNTHIA E & MICHAE
2705 DOLPHIN ST 2A
FERNANDINA BEACH, FL 32034

2024

00-00-31-156V-002A-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Location	EXTERIOR	EXTERIOR 100
View Lump Sum	OCEAN	OCEAN 100
View Lump Sum	STREET	STREET 100
Desirability	2ND FLOOR	2ND FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	U/G GARAGE	U/G GARAGE 100
Bedrooms		3 100
Bathrooms		3.5 100
Oth Rooms		2 100
Quality	04	Quality Level 04

DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1097.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	2,535		2,535	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1568300		2,535				2006	2006	100	100	0		

1 CONDO – 100% - 2024 HX Base Yr 2024

2705 DOLPHIN ST 2A, 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		839,475
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		839,475
SOH/AGL Deduction		0
ASSESSED VALUE		839,475
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		789,475
TOTAL JUST VALUE		839,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		823,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190574	REMODEL	23,000	10/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2674/369	10/06/2023	WD	U	I	11	100
GRANTOR: SKULMIS VILIS H						
GRANTEE: WAKEHAM HARRY N & J						
2672/454	10/06/2023	WD	Q	I	01	1,025,000
GRANTOR: SKULMIS VILIS H						
GRANTEE: BURSON CYNTHIA E &						

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