UNIT 3C
OCEAN VIEW VILLAS CONDO
OR 1400/858

TAYLOR CHRISTOPHER RAY & MICHELLE DIANE
1805 OSCEOLA AVE
WAYCROSS, GA 31503

2024

00-00-31-156V-003C-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Location	EXTERIOR	EXTERIOR 100
View Lump Sum	STREET	STREET 100
Desirability	3RD FLOOR	3RD 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	2,486		2,486	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1568300		2,486				2006	2006	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

2705 DOLPHIN ST 3C, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	724,500
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	724,500
SOH/AGL Deduction	81,627
ASSESSED VALUE	642,873
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	642,873
TOTAL JUST VALUE	724,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	709,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2367/1248	6/10/2020	WD	Q	I	01	568,000
GRANTOR: OCEAN VIEW AMELIA ISL						
GRANTEE: TAYLOR CHRISTOPHER						
2160/0074	11/16/2017	QC	U	I	11	100
GRANTOR: HUTZELL CRAIG LEE &						
GRANTEE: OCEAN VIEW AMELIA I						

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