UNIT B
IN OR 1494/854
PARK AVENUE SUITES CONDO

L L PROPERTIES LLC
421 SANTA CRUZ WAY
SIMPSONVILLE, SC 29680

2024

00-00-31-163A-000B-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		1 100	1632100
Location	INTERIOR	INTERIOR 100	
Balcony	FOP	FOP 100	
Parking	OPEN	OPEN 100	
Quality	03	Quality Level 03	
DOR CODE	0417	CONDO OFFICE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	544		544	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		544				1999	1999	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

1401 PARK AV B, 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	147,805
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	147,805
SOH/AGL Deduction	25,373
ASSESSED VALUE	122,432
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,432
TOTAL JUST VALUE	147,805
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990147	NEW CONSTR	172,860	03/30/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1494/0854	4/24/2007	WD	Q	I		137,000
GRANTOR: TOMASSETTI A JEFFREY						
GRANTEE: LL PROPERTIES LLC						
1291/0281	1/27/2005	WD	Q	I		116,400
GRANTOR: GRANT DAWN M						
GRANTEE: TOMASSETTI SUSAN B						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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