UNIT F
IN OR 1970/754
2ND SUPPLEMENT TO CONDO

RED DUCK HOLDINGS LLC
1403 PARK AVE STE B
FERNANDINA BEACH, FL 32034

2024

00-00-31-163A-000F-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 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	1,649		1,649	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1632100		1,649				1999	1999	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

1403 PARK AV B, 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	362,780
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	362,780
SOH/AGL Deduction	69,473
ASSESSED VALUE	293,307
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	293,307
TOTAL JUST VALUE	362,780
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	329,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150704	OFFICE BUILDOUT	64,403	04/02/2015
20150686	INTERIOR DEMOLITI	5,000	04/01/2015
20052610	SIGN	325	09/02/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1970/0754	3/25/2015	SW	U	I	12	176,500
GRANTOR: FIRST COAST COMMUNITY						
GRANTEE: RED DUCK HOLDINGS L						
1938/0126	9/18/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FIRST COAST COMMUNI						

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