UNIT 105
THE TERRACES @ BEACHSIDE CONDO
OR 1198/45-113

KMB ROCKY HILL LLC
PO BOX 454
ELIJAY, GA 30540

2024

00-00-31-176T-0105-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	INTERIOR	INTERIOR 100
View	LMT ANG OC	LMT ANG OC 100
Desirability	1ST FLOOR	1ST FLOOR 100
Parking	OPEN/COVER	OPEN/COVER 100
Bedrooms		1 100
Bathrooms		1 100
Oth Rooms		2 100
User Defined	STORAGE	STORAGE 100
Quality	03	Quality Level 03

DOR CODE 0400 CONDOMINIUM
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	522		522	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1768100		522				2003	2003	100	100	0		

1 CONDO – 0% - 2024 HX Base Yr

32 S FLETCHER AVE 105, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	311,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	311,000
SOH/AGL Deduction	0
ASSESSED VALUE	311,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	311,000
TOTAL JUST VALUE	311,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032786	NEW CONSTR	2,000	03/27/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2623/0507	2/28/2023	WD	Q	I	01	398,000
GRANTOR: MIDLAND TRUST COMPANY						
GRANTEE: KMB ROCKY HILL LLC						
2385/1246	8/17/2020	QC	U	I	11	100
GRANTOR: PENSCO TRUST COMPANY						
GRANTEE: MIDLAND TRUST COMPA						

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