UNIT 201
THE TERRACES @ BEACHSIDE CONDO
OR 1060/1797

KLODELL CYNTHIA
4114 SOUTHWEST 69TH AVE
GAINESVILLE, FL 32608

2024

00-00-31-176T-0201-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		2 100	1768100
Location	EXTERIOR	EXTERIOR 100	
View	ANGLE OCEA	ANGLE OCEA 100	
Desirability	2ND FLOOR	2ND FLOOR 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	OPEN/COVER	OPEN/COVER 100	
Bedrooms		2 100	
Bathrooms		2 100	
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	1,092		1,092	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1 CONDO – 0% - 2023		1,092				2003	2003	100	100	0		

HX Base Yr

32 S FLETCHER AVE 201, 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	471,450
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	471,450
SOH/AGL Deduction	0
ASSESSED VALUE	471,450
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	471,450
TOTAL JUST VALUE	471,450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	436,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032787	NEW CONSTR	2,000	03/27/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2537/1089	2/09/2022	WD	Q	I	01	474,900
GRANTOR: BRYANT ARCHIE C & FAR						
GRANTEE: KLODELL CYNTHIA						
1848/1611	3/20/2013	WD	U	I	11	100
GRANTOR: COOPER KENNETH R & JU						
GRANTEE: BRYANT ARCHIE C & F						

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