

UNIT 305  
THE TERRACES @ BEACHSIDE CONDO  
OR 1198/45-113

BEACH ISLE 305 INC  
1410 LARA CIR UNIT 105  
ROCKLEDGE, FL 32955

2024

00-00-31-176T-0305-0000



BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
Floor		3 100	1768100		522				2003	2003	100	100	0			
Location	INTERIOR	INTERIOR 100	1 CONDO - 0% - 0										HX Base Yr			
View	LMT ANG OC	LMT ANG OC 100														
Desirability	3RD FLOOR	3RD 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													

32 S FLETCHER AVE 305, FERNANDINA BEACH, FL 32939

BLD DATE  
XF DATE  
INC DATE

LGL DATE  
LAND DATE  
AG DATE

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
TOTAL OB/XF 0																

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		342,100
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		342,100
SOH/AGL Deduction		174,607
ASSESSED VALUE		167,493
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		167,493
TOTAL JUST VALUE		342,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032797	NEW CONSTR	2,000	03/27/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2712/177	5/13/2024	QC	U	I	11	100
GRANTOR: AURAND MARY R						
GRANTEE: BEACH ISLE 305 INC						
2699/194	2/09/2024	PR	U	I	19	100
GRANTOR: MILLER ELIZABETH L AS						
GRANTEE: AURAND MARY R						

**BUILDING NOTES**

**BUILDING DIMENSIONS**