

UNIT 606
OCEAN CLUB VILLAS SOUTH
OR 1046/1043

KRUSE JOHN & DENISE/SMOKONICH KAREN
1 GLEN EAGLES DR
NEW HOPE, PA 18938

2024

01-6N-29-150V-0606-0000

BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
Floor		2 100	1508300		3,224				2001	2001	100	100	0		
Recreation	POOL	POOL 100	1 CONDO - 0% - 0												
Location	NORTH	NORTH 100	HX Base Yr												
View	OCEAN	OCEAN 100													
Desirability	2ND FLOOR	2ND FLOOR 100													
Balcony	OPEN	OPEN 100													
Parking/U/G	GARAGE	U/G GARAGE 100													
Bedrooms		4 100													
Bathrooms		4 100													
Oth Rooms		2 100													
Quality			05	Quality Level 05											
DOR CODE			0400	CONDOMINIUM											
MAP NUM				MKT AREA										10	
NEIGHBORHOOD/LOC			10011.00												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE											
TOTALS	3,224		3,224	606 OCEAN CLUB CT, FERNANDINA BEACH											

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		2,293,500
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		2,293,500
SOH/AGL Deduction		0
ASSESSED VALUE		2,293,500
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		2,293,500
TOTAL JUST VALUE		2,293,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,288,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2510/1903	11/01/2021	DG	U	I	11	100
GRANTOR: KRUSE JUERGEN & ELIZA						
GRANTEE: KRUSE JOHN & DENISE						
1527/0744	9/26/2007	WD	Q	I		1,915,000
GRANTOR: LUKE SCARLETT S						
GRANTEE: KRUSE JUERGEN & ELI						

BUILDING NOTES

BUILDING DIMENSIONS

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													
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