

ELEMENT		CD	CONSTRUCTION		
Floor			1	100	
Recreation	POOL		POOL	100	
Recreation	TENNIS CT		TENNIS CT	100	
Location	CORNER		CORNER	100	
View Lump Sum	WOODS		WOODS	100	
Balcony	FOP		FOP	100	
Parking	2 CAR GAR		2 CAR GAR	100	
Bedrooms			2	100	
Bathrooms			2	100	
Oth Rooms			2	100	
Quality 03 Quality Level 03					
DOR CODE 0400 CONDOMINIUM					
MAP NUM MKT AREA 03					
NEIGHBORHOOD/LOC 3017.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,149			1,149	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
		1,149				1991	1991	100	100	0	
1 CONDO - 0% - 2024 HX Base Yr											

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VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 8				Tax Dist:	
BUILDING MARKET VALUE				300,000	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				0	
TOTAL MARKET VALUE				300,000	
SOH/AGL Deduction				0	
ASSESSED VALUE				300,000	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				300,000	
TOTAL JUST VALUE				300,000	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				307,000	
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
2777/361	3/24/2025	WD Q	I	01	390,000
GRANTOR: TOOLE THOMAS PATRICK					
GRANTEE: HERRERA KIMBERLY WE					
2654/860	7/17/2023	WD Q	I	01	361,000
GRANTOR: MCGEE DIANE T					
GRANTEE: TOOLE THOMAS PATRIC					
BUILDING NOTES					
BUILDING DIMENSIONS					

LAND DESCRIPTION												TOTAL OB/XF											
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							
4761 MARTINIQUE CT, FERNANDINA BEACH												0											