

UNIT 50  
IN OR 1116/1603  
THE COLONY CONDO OR 653/712

THARIN RUSSELL JR & JANET  
4814 WESTWIND CT  
FERNANDINA BEACH, FL 32034

**2025**

00-00-30-019C-0050-0000

ELEMENT		BUILDING CHARACTERISTICS	
ELEMENT	CD	CONSTRUCTION	
Floor		1	100
Recreation	POOL	POOL	100
Recreation	TENNIS CT	TENNIS CT	100
Location	CORNER	CORNER	100
View Lump	PROJECT	PROJECT	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
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
01	92300	1,149				1991	1991	100	100	0	
1 CONDO - 100% - 2004											
HX Base Yr 2004											

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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				174,237	
ASSESSED VALUE				125,763	
TOTAL EXEMPTION VALUE				50,722	
BASE TAXABLE VALUE				75,041	
TOTAL JUST VALUE				300,000	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				307,000	
PERMIT NUM DESCRIPTION AMT ISSUED					
B18682	REMODEL	476	10/31/2006		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1116/1603	2/27/2003	WD Q	Q I		140,000
GRANTOR: COOPER KITTY S					
GRANTEE: GRIFFETH JOHN ETAL					
0808/1401	10/03/1997	WD Q	I 05		70,000
GRANTOR: FEDERAL TRUST BANK					
GRANTEE: COOPER KITTY S					
BUILDING NOTES					
BUILDING DIMENSIONS					

LAND DESCRIPTION												TOTAL OB/XF												0					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					