UNIT 3A
PHASE 3 PARKVIEW CONDOMINIUM OR
AS AMENDED (FIRST AMENDMENT) OR

KLINE CHRISTOPHER CRAWFORD & MANDY MARIE
1414 JULIA ST UNIT 3A
FERNANDINA BEACH, FL 32034

2025

00-00-30-0825-003A-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Location	END	END 100
Parking 2 CAR	GAR	2 CAR GAR 100
Bedrooms		3 100
Bathrooms		2.5 100
Oth Rooms		3 100
Quality	03	Quality Level 03

DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	2005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	2,772			2,772	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0082500		2,772				2024	2024	0	0	0		

1 CONDO – 100% - 2025 HX Base Yr 2025

1414 JULIA ST 3A, 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: 8	Tax Dist:	
BUILDING MARKET VALUE		680,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		680,000
SOH/AGL Deduction		0
ASSESSED VALUE		680,000
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		629,278
TOTAL JUST VALUE		680,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006783	PRIVATE PROVIDER	402,166	06/06/2024
B230008806	BUILD CONDOMINIUM	402,166	07/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2761/670	12/27/2024	SW	Q	I	01	800,000

GRANTOR: PARKVIEW CONDOS AT SU
GRANTEE: KLINE CHRISTOPHER C

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 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS