

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA
Floor		2 100	1028200		1,615
Location	INTERIOR	INTERIOR 100	1 CONDO - 0% - 0		
Desirability	PARK AV	PARK AV 100	HX Base Yr		
Parking	OPEN	OPEN 100			
Quality	03	Quality Level 03			
DOR CODE	0417	CONDO OFFICE			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	1096.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,615			1,615	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
						2006	2006	100	100	0		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			269,705
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			269,705
SOH/AGL Deduction			0
ASSESSED VALUE			269,705
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			269,705
TOTAL JUST VALUE			269,705
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			255,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200004	REMODEL	20,000	02/03/2020
20101062	H/AC	5,000	06/28/2010
20101063	ELEC OTHER	4,500	06/28/2010
20100973	NEW CONSTR	3,000	06/10/2010
20100901	REMODEL	47,000	06/02/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2607/1238	12/12/2022	QC	U	I	11	100
GRANTOR: KELLY SAYERS COUL SER						
GRANTEE: ZASK PROPERTIES LLC						
2327/0955	12/23/2019	WD	Q	I	01	200,000
GRANTOR: BUCHANAN LAND COMPANY						
GRANTEE: KELLY SAYERS COUNSE						

EXTRA FEATURES																							
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							
1416 PARK AV 201, FERNANDINA BEACH																							

BUILDING NOTES	

BUILDING DIMENSIONS	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV