

BLDG 5 UNIT 102
IN OR 2298/928
AMELIA WOODS BEACH &

HARRIS MICHAEL R
2357 KEITH AVE
GRANITE FALLS, NC 28630

2025

00-00-31-1035-0005-0102

BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS											NASSAU COUNTY PROPERTY		
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
Floor		1 100	1035000		1,366				1974	1974	100	100	0		
Recreation	POOL	POOL 100	1 CONDO - 0% - 0											HX Base Yr	
Recreation	TENNIS CT	TENNIS CT 100													
Location	INTERIOR	INTERIOR 100													
View Lump	TYPICAL	TYPICAL 100													
Desirability	BLDG 5	BLDG 5 100													
Balcony	FOP/PATIO	FOP/PATIO 100													
Parking	OPEN	OPEN 100													
Bedrooms		3 100													
Bathrooms		2 100													
Oth Rooms		3 100													
User Defined	REMODEL	REMODEL 100													
Quality	03	Quality Level 03													
DOR CODE	0400	CONDOMINIUM													
MAP NUM		MKT AREA	01												
NEIGHBORHOOD/LOC		1085.00													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE										
TOTALS	1,366			1,366											

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		295,900
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		295,900
SOH/AGL Deduction		3,080
ASSESSED VALUE		292,820
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		292,820
TOTAL JUST VALUE		295,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101068	H/AC	4,400	06/29/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2298/0928	8/16/2019	WD	Q	I	01	239,900
GRANTOR: WARD ELAINE H						
GRANTEE: HARRIS MICHAEL R						
2030/1812	2/26/2016	WD	Q	I	01	175,000
GRANTOR: DELCORE DANIEL J						
GRANTEE: WARD ELAINE H						

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
2700 MIZELL AV 502A, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																								