UNIT 6345
IN OR 1881/877
FERNANDINA SHORES OR 267/354

VITORI PATRICIA J
107 QUINCY DR APT 2
NORTH QUINCY, MA 02171

2025

00-00-31-1250-6345-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100 1250000
Recreation CLUBHOUSE		CLUBHOUSE 100
Recreation POOL		POOL 100
Recreation TENNIS CT		TENNIS CT 100
Location INTERIOR		INTERIOR 100
View Lump TYPICAL		TYPICAL 100
Balcony FOP/PATIO		FOP/PATIO 100
Parking OPEN		OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		3 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM

MAP NUM | MKT AREA 01

NEIGHBORHOOD/LOC 1020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,178			1,178	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		1,178				1974	1974	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

631 TARPON AV 6345, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	372,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	372,000
SOH/AGL Deduction	123,343
ASSESSED VALUE	248,657
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,657
TOTAL JUST VALUE	372,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	362,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1881/0877	9/24/2013	SW	U	I	12	135,000
GRANTOR: FANNIE MAE						
GRANTEE: VITORI PATRICIA J						
1862/0613	6/17/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FANNIE MAE						

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