UNIT 6404
IN OR 1606/357
FERNANDINA SHORES OR267/354

SMITH JAN C
305 TOUCHTN DRIVE
DOUGLAS, GA 31503

2025

00-00-31-1250-6404-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		2 100	1250000
Recreation	CLUBHOUSE	CLUBHOUSE 100	
Recreation	POOL	POOL 100	
Recreation	TENNIS CT	TENNIS CT 100	
Location	INTERIOR	INTERIOR 100	
View Lump Sum	TYPICAL	TYPICAL 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	OPEN	OPEN 100	
Bedrooms		2 100	
Bathrooms		1 100	
Oth Rooms		2 100	
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	1,053			1,053	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		1,053				1974	1974	100	100	0		

1 CONDO – 0% - 0

HX Base Yr

631 TARPON AV 6404, 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: 2	Tax Dist:
BUILDING MARKET VALUE	335,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	335,000
SOH/AGL Deduction	118,870
ASSESSED VALUE	216,130
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,130
TOTAL JUST VALUE	335,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	325,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032416	REMODEL	3,000	01/28/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1606/0357	2/18/2009	WD	Q	I	01	120,000
GRANTOR: MUMFORD ROBERT D & HI						
GRANTEE: SMITH JAN C						
0301/0380	9/01/1979	WD	U	I		28,400
GRANTOR:						
GRANTEE:						

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