UNIT 101
FERNANDINA CAY CONDO
OR 1254/978

PARK BENCH INVESTMENTS LLC
PO BOX 15505
FERNANDINA BEACH, FL 32035

2025

00-00-31-125C-0101-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	EXTERIOR	EXTERIOR 100
View Lum	OCEANVIEW	OCEANVIEW 100
Desirability	1ST FLOOR	1ST FLOOR 100
Balcony	BALCONY	BALCONY 100
Parking	U/G GARAGE	U/G GARAGE 100
Bedrooms		3 100
Bathrooms		3 100
Oth Rooms		2 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1091.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,912			1,912	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1252300		1,912				2004	2004	100	100	0		

1 CONDO – 0% - 2024 HX Base Yr

2811 ATLANTIC AV 101, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	701,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	701,000
SOH/AGL Deduction	0
ASSESSED VALUE	701,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	701,000
TOTAL JUST VALUE	701,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	688,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051611	SIGN	1,300	04/18/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2627/0128	3/24/2023	WD	Q	I	01	825,000
GRANTOR: SCARBOROUGH LONNIE T						
GRANTEE: PARK BENCH INVESTME						
1484/0270	3/09/2007	QC	Q	I	01	100
GRANTOR: SCARBOROUGH TANYA V						
GRANTEE: SCARBOROUGH LONNIE						

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