

UNIT 1
MIRAMAR BEACH TOWNHOMES
OR 1664/118

MOUNTAIN OATS LLC
1495 COLLEGE AVE STE 150184
SPINDALE, NC 28160

2025

00-00-31-1461-0001-0000



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|----------------------|
| ELEMENT | CD | | |
| Floor | | 0 100 | |
| Location | EXTERIOR | EXTERIOR 100 | |
| View | LIMITED OCEAN | LMTD OCEAN 100 | |
| Desirability | TOWNHOUSE | TOWNHOUSE 100 | |
| Balcony | FOP/PATIO | FOP/PATIO 100 | |
| Parking | GARAGE | 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 | | 1107.00 | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| | | | TOT ADJ AREA |
| | | | SUBAREA MARKET VALUE |
| TOTALS | 1,810 | | 1,810 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|---------------------------------------|-----|-----------|-------------|----------------|----------------|------|-----------|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| | | 0355000 | | | | 1989 | 2007 | 100 | 100 | 0 | | |
| 1 CONDO - 0% - 2025 | | | | | | | | | | | | |
| HX Base Yr | | | | | | | | | | | | |
| 1927 S FLETCHER AVE, FERNANDINA BEACH | | | | | | | | | | | | |
| | | | BLD DATE | | | | LGL DATE | | | | | |
| | | | XF DATE | | | | LAND DATE | | | | | |
| | | | INC DATE | | | | AG DATE | | | | | |

| VALUATION BY | | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 675,000 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 0 |
| TOTAL MARKET VALUE | | 675,000 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 675,000 |
| TOTAL EXEMPTION VALUE | | 0 |
| BASE TAXABLE VALUE | | 675,000 |
| TOTAL JUST VALUE | | 675,000 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 707,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|-------------|------------------|--------|------------|
| BLDR-2023-0 | CUT ACCESS HOLES | | 11/16/2023 |
| 20173929 | REMODEL | 24,000 | 12/13/2017 |

| SALES DATA | | | | | | |
|-------------------------------|-----------|-----------|-----------|--------|------------|--|
| OFF RECORD Number | DATE | TYPE INST | Q / V / I | RSN CD | SALE PRICE | |
| 2717/714 | 6/07/2024 | WD Q | I | 01 | 750,000 | |
| GRANTOR: OAKLEY FAMILY TRUST | | | | | | |
| GRANTEE: MOUNTAIN OATS LLC | | | | | | |
| 2226/0191 | 5/16/2018 | TD U | I | 11 | 100 | |
| GRANTOR: OAKLEY DONALD E JR & | | | | | | |
| GRANTEE: OAKLEY FAMILY TRUST | | | | | | |

| 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 |
| | | | | | | | | | | | | | | | | |

| BUILDING NOTES |
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| |

| 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 |
| | | | | | | | | | | | | | | | | | | | | | | | | |