UNIT 7
MIRAMAR BEACH TOWNHOMES
OR 1664/118

SLAP NUTS LLC
210 HILL RD
PERRY, GA 31069

2025

00-00-31-1461-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		0 100
Location	EXTERIOR	EXTERIOR 100
View	LMTD 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		1,810				1989	2007	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

1951 S FLETCHER AVE, 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	675,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	675,000
SOH/AGL Deduction	13,227
ASSESSED VALUE	661,773
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	661,773
TOTAL JUST VALUE	675,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	707,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2311/1601	10/11/2019	WD	Q	I	01	515,000
GRANTOR: CUPPIA ANDREW J & ALI						
GRANTEE: SLAP NUTS LLC						
2310/1952	10/08/2019	WD	U	I	11	100
GRANTOR: HOWELL MOLLY F & DIRK						
GRANTEE: CUPPIA ANDREW J & A						

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