UNIT B-2
OCEAN DUNES OR 379/359

GOODWIN DANA
1048 DOGWOOD RD
SNELLVILLE, GA 30078

2025

00-00-31-155D-000B-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100 1553100
Recreation	POOL	POOL 100
Location	END	END 100
View	POOL/OCEAN	POOL/OCEAN 100
Desirability	2ND FLOOR	2ND FLOOR 100
Balcony	FOP	FOP 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
Quality	03	Quality Level 03

DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1067.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,170			1,170	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1 CONDO – 0% - 2025		1,170				1983	1983	100	100	0		

HX Base Yr

3200 S FLETCHER AV B-2, 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	509,200
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	509,200
SOH/AGL Deduction	0
ASSESSED VALUE	509,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	509,200
TOTAL JUST VALUE	509,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	531,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111031	H/AC	3,000	06/23/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2729/1956	7/25/2024	WD	Q	I	01	575,000
GRANTOR: KATOPES MICHAEL G						
GRANTEE: GOODWIN DANA						
2568/0198	6/02/2022	WD	Q	I	01	600,000
GRANTOR: MENINGER JASON PAUL &						
GRANTEE: KATOPES MICHAEL G						

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