UNIT C-2
OCEAN DUNES OR 379/359

**BRUCE PATRICIA G LIVING TRUST/BRUCE PATRICIA G TRU**
2151 LAKESIDE DR EAST
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-155D-000C-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% - 0 | | 1,170 | | | | 1983 | 1983 | 100 | 100 | 0 | | |

HX Base Yr

3200 S FLETCHER AV C-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 | 106,573 |
| ASSESSED VALUE | 402,627 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 402,627 |
| TOTAL JUST VALUE | 509,200 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 531,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2619/1739 | 2/09/2023 | SW | U | I | 11 | 100 |
| GRANTOR: BRUCE PATRICIA G | | | | | | |
| GRANTEE: BRUCE PATRICIA GRIF | | | | | | |
| 0797/0331 | 6/19/1997 | WD | U | I | 12 | 105,800 |
| GRANTOR: STRICKLAND JUDY A | | | | | | |
| GRANTEE: BRUCE JAMES J & PAT | | | | | | |

## 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