UNIT 123
OCEAN PARK CONDO OR 1021/188

WILLIAMS JOHN L & KELLY E
2604 BAXLEY DRIVE
COLUMBIA, MO 65201

2025

00-00-31-155P-0123-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		1 100	1557100
Recreation CLUBHOUSE		CLUBHOUSE 100	
Recreation HOT TUB		HOT TUB 100	
Recreation POOL		POOL 100	
Location INTERIOR		INTERIOR 100	
View Lum OCEANVIEW		OCEANVIEW 100	
Desirability 1ST FLOOR		1ST FLOOR 100	
Balcony FOP		FOP 100	
Parking COV/OPEN		COV/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	1021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,422			1,422	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		1,422				2001	2001	100	100	0		

1 CONDO – 0% - 0

HX Base Yr

403 TARPON AV 123, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	518,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	518,000
SOH/AGL Deduction	0
ASSESSED VALUE	518,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	518,000
TOTAL JUST VALUE	518,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	498,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2023-0	REPLACE 4 WINDOWS	7,588	10/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2464/0554	5/24/2021	WD	Q	I	01	460,000
GRANTOR: GRIMES JAMES K & CONN						
GRANTEE: WILLIAMS JOHN L & K						
2393/0887	9/17/2020	WD	Q	I	01	375,000
GRANTOR: MIELKE D RICHARD REVO						
GRANTEE: GRIMES JAMES K & CO						

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