UNIT 304
OCEAN PARK CONDO OR 1021/188

WINTER JAMES A & CONNIE G L/E/
1215 HIGHLAND DR
ST ALBANS, WV 25177

2025

00-00-31-155P-0304-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Recreation	CLUBHOUSE	CLUBHOUSE 100
Recreation	HOT TUB	HOT TUB 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View Lum	OCEANVIEW	OCEANVIEW 100
Desirability	3RD FLOOR	3RD FLOOR 100
Balcony	FOP	FOP 100
Parking	COV/OPEN	COV/OPEN 100
Bedrooms		3 100
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	1,678			1,678	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1557100		1,678				2001	2001	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

403 TARPON AV 304, 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	742,800
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	742,800
SOH/AGL Deduction	69,899
ASSESSED VALUE	672,901
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	672,901
TOTAL JUST VALUE	742,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	714,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20221897	WINDOWS(5) DOORS(	21,321	01/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/1909	6/21/2023	LE	U	I	11	100
GRANTOR: WINTER JAMES A & CONN						
GRANTEE: BRADLEY KAREN E						
1132/0504	4/24/2003	WD	Q	I		385,000
GRANTOR: GRAY KIRK L TRUSTEE						
GRANTEE: WINTER JAMES A & 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