

UNIT 320
OCEAN PARK CONDO OR 1021/188

MARTIN LYNN
5744 LONGRIDGE DRIVE
ROANOKE, VA 24018

2025

00-00-31-155P-0320-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																	
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										PAGE 1 of 1 2																																																	
Floor										1557100										1																																																	
Recreation CLUBHOUSE										1 CONDO - 0% - 2025										HX Base Yr																																																	
Recreation HOT TUB																																																																					
Recreation POOL																																																																					
Location INTERIOR																																																																					
View LUNOCEANVIEW																																																																					
Desirability 3RD FLOOR																																																																					
Balcony FOP																																																																					
Parking COV/OPEN																																																																					
Bedrooms																																																																					
Bathrooms																																																																					
Oth Rooms																																																																					
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																																																	
EXTRA FEATURES										403 TARPON AV 320, FERNANDINA BEACH																																																											
L N 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																																																											
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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									

VALUATION SUMMARY									
VALUATION BY STANDARD									
Tax Group: 2 Tax Dist:									
BUILDING MARKET VALUE 621,600									
TOTAL MARKET OB/XF VALUE 0									
TOTAL LAND VALUE - MARKET 0									
TOTAL MARKET VALUE 621,600									
SOH/AGL Deduction 0									
ASSESSED VALUE 621,600									
TOTAL EXEMPTION VALUE 0									
BASE TAXABLE VALUE 621,600									
TOTAL JUST VALUE 621,600									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 597,600									
PERMIT NUM DESCRIPTION AMT ISSUED									
SALES DATA									
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE									
2752/929 11/25/2024 WD Q I 01 759,000									
GRANTOR: LINVILLE RANDALL J LI									
GRANTEE: MARTIN LYNN									
2643/1107 5/23/2023 QC U I 11 100									
GRANTOR: LINVILLE RANDALL J									
GRANTEE: LINVILLE RANDALL J									
BUILDING NOTES									
BUILDING DIMENSIONS									