



**BUILDING CHARACTERISTICS**

**MARKET ADJUSTMENTS**

**NASSAU COUNTY PROPERTY** PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Floor		3 100			157100				2001	2001	100	100	0	
Recreation	CLUBHOUSE	CLUBHOUSE 100												
Recreation	HOT TUB	HOT TUB 100												
Recreation	POOL	POOL 100												
Location	INTERIOR	INTERIOR 100												
View	OCEANVIEW	OCEANVIEW 100												
Desirability	FLOOR	3RD 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										

1 CONDO - 0% - 2024														
HX Base Yr														
403 TARPON AV 322, FERNANDINA BEACH														
									BLD DATE				LGL DATE	
									XF DATE				LAND DATE	
									INC DATE				AG DATE	

VALUATION SUMMARY		STANDARD
VALUATION BY		
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
2645/1157	6/01/2023	WD	Q	I	01	770,000
GRANTOR: OBRIEN JEFFREY M & ME						
GRANTEE: KOONS GINA S & KARL						
2018/1186	12/09/2015	WD	Q	I	01	350,000
GRANTOR: DELLINGER ROY F & TAM						
GRANTEE: OBRIEN JEFFREY M &						

**EXTRA FEATURES**

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

**BUILDING NOTES**

**BUILDING DIMENSIONS**

**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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV