UNIT B
IN OR 1494/854
PARK AVENUE SUITES CONDO

L L PROPERTIES LLC
421 SANTA CRUZ WAY
SIMPSONVILLE, SC 29680

2025

00-00-31-163A-000B-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	INTERIOR	INTERIOR 100
Balcony	FOP	FOP 100
Parking	OPEN	OPEN 100
Quality	03	Quality Level 03
DOR CODE	0417	CONDO OFFICE

MAP NUM | MKT AREA 01

NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	544			544	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1632100		544				1999	1999	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

1401 PARK AV B, 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	155,040
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	155,040
SOH/AGL Deduction	20,365
ASSESSED VALUE	134,675
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,675
TOTAL JUST VALUE	155,040
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990147	NEW CONSTR	172,860	03/30/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1494/0854	4/24/2007	WD	Q	I		137,000
GRANTOR: TOMASSETTI A JEFFREY						
GRANTEE: LL PROPERTIES LLC						
1291/0281	1/27/2005	WD	Q	I		116,400
GRANTOR: GRANT DAWN M						
GRANTEE: TOMASSETTI SUSAN B						

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