SUITE D
IN OR 1376/1660
PARK AVENUE SUITES CONDO

ANDERSON JON M
2744 OCEAN OAKS DRIVE NORTH
FERNANDINA BEACH, FL 32034

2025

00-00-31-163A-000D-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 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	1,066			1,066	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1632100		1,066				1999	1999	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

1401 PARK AV D, 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	249,444
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	249,444
SOH/AGL Deduction	39,455
ASSESSED VALUE	209,989
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	209,989
TOTAL JUST VALUE	249,444
NCON VALUE	0
INCOME VALUE	4,396,002
PREVIOUS YEAR MKT VALUE	238,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED
991014	REMODEL	3,000	08/10/1999
991013	REMODEL	3,000	08/10/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/1660	12/28/2005	WD	Q	I		220,000
GRANTOR: WEEMS JOHN K & LINDA						
GRANTEE: ANDERSON JON M						
1216/1781	3/22/2004	WD	Q	I		175,000
GRANTOR: ANDERSON DONALD R & C						
GRANTEE: WEEMS JOHN K & LIND						

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