

UNIT C
IN OR 2113/1235
SEAGATE OF AMELIA OR 459/339

GREEN JOHN W & LINDA M
7332 OAK BAY
NOBLESVILLE, IN 46062

2025

00-00-31-1675-000C-0000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		2 100	
Location	EXTERIOR	EXTERIOR 100	
View Lump Sum	OCEAN	OCEAN 100	
Desirability	2ND FLOOR	2ND FLOOR 100	
Balcony	DECK/PATIO	DECK/PATIO 100	
Parking	OPEN	OPEN 100	
Bedrooms		2 100	
Bathrooms		1 100	
Oth Rooms		2 100	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
		1675000		765		1962	1980	100	100	0		
1 CONDO - 0% - 0												HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		455,400	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		455,400	
SOH/AGL Deduction		0	
ASSESSED VALUE		455,400	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		455,400	
TOTAL JUST VALUE		455,400	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		451,000	

Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1093.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	765	765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101405	REMODEL	5,635	08/24/2010
20101141	REMODEL	5,365	07/13/2010
20012131	REPAIR/RRF	1,000	09/28/2001
19990438	XFOB	750	05/17/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2113/1235	4/13/2017	WD	Q	I	01	350,000

GRANTOR: STAVROU KRISTOS Z & L
GRANTEE: GREEN JOHN W & LIND

1243/0213	7/06/2004	WD	U	I	07	100
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GRANTOR: WILLIAMS TODD & DALE
GRANTEE: STAVROU KRISTOS Z &

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

316 S FLETCHER AVE	C, FERNANDINA BEACH	BLD DATE	LGL DATE
		XF DATE	LAND DATE
		INC DATE	AG DATE
TOTALS			
TOTAL OB/XF 0			

BUILDING NOTES			

BUILDING DIMENSIONS												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT

TOTAL OB/XF												
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		