UNIT 103
THE TERRACES @ BEACHSIDE CONDO
OR 1198/45-113

SAVADGE DEBORAH C
175 WEST 76TH STREET STE 9E
NEW YORK, NY 10023

**2025**

**00-00-31-176T-0103-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 1 100 |
| Location | INTERIOR | INTERIOR 100 |
| View | ANGLE OCEA | ANGLE OCEA 100 |
| Desirability | 1ST FLOOR | 1ST FLOOR 100 |
| Balcony | FOP/PATIO | FOP/PATIO 100 |
| Parking | OPEN/COVER | OPEN/COVER 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 2 100 |
| Oth Rooms | | 2 100 |
| User Defined | STORAGE | STORAGE 100 |
| Quality | 03 | Quality Level 03 |

DOR CODE 0400 CONDOMINIUM
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1010.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | 1,092 | | | 1,092 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1768100 | | 1,092 | | | | 2003 | 2003 | 100 | 100 | 0 | | |

1 CONDO – 0% - 2024 HX Base Yr

32 S FLETCHER AVE 103, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 458,000 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 458,000 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 458,000 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 458,000 |
| TOTAL JUST VALUE | 458,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 449,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20032780 | NEW CONSTR | 2,000 | 03/26/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2686/1815 | 12/17/2023 | QC | U | I | 11 | 100 |
| GRANTOR: SAVADGE INTERESTS-NY | | | | | | |
| GRANTEE: SAVADGE DEBORAH C | | | | | | |
| 2628/0582 | 3/31/2023 | WD | Q | I | 01 | 540,000 |
| GRANTOR: FIELDS & FORD PROPERT | | | | | | |
| GRANTEE: SAVADGE INTERESTS-N | | | | | | |

## 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