UNIT 205
IN OR 1767/968
THE TERRACES @ BEACHSIDE CONDO

CROWE THOMAS & BRENDA
1071 HIGHWAY 326
CARNESVILLE, GA 30521

2025

00-00-31-176T-0205-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100 1768100
Location	INTERIOR	INTERIOR 100
View	LMT ANG OC	LMT ANG OC 100
Desirability	2ND FLOOR	2ND FLOOR 100
Parking	OPEN/COVER	OPEN/COVER 100
Bedrooms		1 100
Bathrooms		1 100
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	522			522	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		522				2003	2003	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

32 S FLETCHER AVE 205, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	332,850
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	332,850
SOH/AGL Deduction	156,983
ASSESSED VALUE	175,867
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	175,867
TOTAL JUST VALUE	332,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032792	NEW CONSTR	2,000	03/27/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1767/0968	11/23/2011	WD	U	I	38	78,000
GRANTOR: HALE JOSEPH HAMILTON						
GRANTEE: CROWE THOMAS & BREN						
1767/0964	11/23/2011	QC	U	I	11	100
GRANTOR: HALE JOSEPH H A/K/A J						
GRANTEE: HALE JOSEPH HAMILTO						

BUILDING NOTES

BUILDING DIMENSIONS

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