UNIT 417
IN OR 1524/1694
BEACHSIDE VILLAS CONDO

RILEY MICHAEL K & POORTI K
13025 S HWY 475
OCALA, FL 34480

**2025**

**01-6N-29-V020-0417-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 7 100 |
| Recreation | POOL | POOL 100 |
| Location | CENTER | CENTER 100 |
| View | OCEAN | OCEAN 100 |
| Desirability | 7TH FLOOR | 7TH FLOOR 100 |
| Balcony | OPEN | OPEN 100 |
| Parking | U/G GARAGE | U/G GARAGE 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Oth Rooms | | 2 100 |
| User Defined | REMODEL | REMODEL 100 |
| Quality | 04 | Quality Level 04 |

DOR CODE 0400 CONDOMINIUM
MAP NUM
MKT AREA 10
NEIGHBORHOOD/LOC 10010.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | 2,370 | | | 2,370 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8302000 | | 2,370 | | | | 1999 | 1999 | 100 | 100 | 0 | | |

1 CONDO – 0% - 0 HX Base Yr

417 BEACHSIDE PL, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 5 | Tax Dist: |
| BUILDING MARKET VALUE | 1,993,200 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 1,993,200 |
| SOH/AGL Deduction | 257,363 |
| ASSESSED VALUE | 1,735,837 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,735,837 |
| TOTAL JUST VALUE | 1,993,200 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,916,400 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B23988 | REMODEL | 8,000 | 10/01/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1524/1694 | 9/13/2007 | WD | Q | I | | 1,550,000 |
| GRANTOR: FRUENCHTENICHT RICHAR | | | | | | |
| GRANTEE: RILEY MICHAEL K & P | | | | | | |
| 0935/1392 | 6/08/2000 | WD | Q | I | | 1,300,000 |
| GRANTOR: RUTLAND ROBERT J | | | | | | |
| GRANTEE: FRUECHTENICHT RICHA | | | | | | |

## 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 01/29/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS