

GRAY V CHARMAINE DECLARATION OF TRUST/GRAY V CHARM
5234 VILLAGE WAY
FERNANDINA BEACH, FL 32034

27-2N-28-004L-0621-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Floor

Recreation

Recreation

Location

View Lump

Balcony

Parking

Bedrooms

Bathrooms

Oth Rooms

User Def

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

0045300

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

2 100

FITNESS CT

GAMEROOM

POOL

CORNER

BEACH

FSP

OPEN

2 100

2 100

2 100

FIREPLACE

03

0400

MKT AREA

4010.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

0045300

1,181

1 CONDO - 0% - 0

HX Base Yr

31135 PARADISE COMMONS

621, FERNANDINA BEACH

BLD DATE

XF DATE

LGL DATE

LAND DATE

AG DATE

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

Q

% COND

OB/XF MKT VALUE

NOTES

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

226,440

0

0

226,440

31,568

194,872

0

194,872

226,440

0

0

222,000

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2073/1051

9/20/2016

WD

U

I

11

100

GRANTOR: GRAY V CHARMAINE

GRANTEE: GRAY V CHARMAINE DE

1353/1185

9/28/2005

WD

Q

I

181,400

GRANTOR: AMELIA INVEST LLC

GRANTEE: GRAY CHARMAINE

BUILDING NOTES

BUILDING DIMENSIONS