UNIT E
IN OR 1314/1672
PARK AVENUE SUITES CONDO

TATE PERRY L & LESLIE P
PO BOX 10136
PEORIA, IL 61612

2026

00-00-31-163A-000E-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 100
Balcony	FOP	FOP 100
Parking	OPEN	OPEN 100
Quality	03	Quality Level 03
DOR CODE	0417	CONDO OFFICE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1632100		910				1999	1999	100	100	0		

1 CONDO 0% - 0 HX Base Yr

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	910			910	

1403 PARK AV A, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	211,120
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	211,120
SOH/AGL Deduction	11,271
ASSESSED VALUE	199,849
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,849
TOTAL JUST VALUE	211,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101401	H/AC	2,500	08/24/2010
990147	NEW CONSTR	172,860	03/30/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2839/848	1/05/2026	WD	Q	I	01	225,000
GRANTOR: ISLE DE MAI PROPERTIE						
GRANTEE: TATE PERRY L & LESL						
1314/1672	5/04/2005	WD	Q	I		155,000
GRANTOR: BRADDOCK JESSICA C &						
GRANTEE: ISLE DE MAI PROPERT						

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 07/09/2026 BY SYS