UNIT 201
PT IN OR 2501/1016
SOUTH FLETCHER PROFESSIONAL

5211 S FLETCHER AVENUE LLC
763 CASIANO DRIVE APT B
SANTA BARBARA, CA 93105

**2023**

**00-00-30-065S-0201-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 2 100 |
| Location | EXTERIOR | EXTERIOR 100 |
| Desirability | 2ND FLOOR | 2ND FLOOR 100 |
| Balcony | FEP | FEP 100 |
| Parking | OPEN | OPEN 100 |
| Bedrooms | | 5 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0417 | CONDO OFFICE |

MAP NUM | MKT AREA 03

NEIGHBORHOOD/LOC 3042.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | 0 | | 0 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0657400 | | 0 | | | | 2001 | 2007 | 100 | 100 | 0 | | |

1 CONDO – 0% - 0 SQFT=1038 HX Base Yr

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

5211 S FLETCHER AV, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 272,994 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 272,994 |
| SOH/AGL Deduction | 4,671 |
| ASSESSED VALUE | 268,323 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 268,323 |
| TOTAL JUST VALUE | 272,994 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 243,930 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2501/1016 | 9/29/2021 | WD | Q | I | 05 | 1,307,000 |
| GRANTOR: AMELIA PROPERTIES LLC | | | | | | |
| GRANTEE: 5211 S FLETCHER AVE | | | | | | |
| 1987/1763 | 6/17/2015 | WD | Q | I | 05 | 850,000 |
| GRANTOR: RINEY PROPERTIES LLC | | | | | | |
| GRANTEE: AMELIA PROPERTIES L | | | | | | |

## 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 12/29/2022 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS