UNIT A
PT OR 1786/533
FLETCHER AVENUE CONDO

CHRIQUI CLAUDE
361 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-0500-000A-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	B	B 100
Location	END	END 100
View Lum FLUC	SUC	S FLETCHER 100
Desirability	2ND FLOOR	2ND FLOOR 100
Balcony	FOP	FOP 100
Parking	STREET	STREET 100
Bedrooms		4 100
Bathrooms		4.5 100
Oth Rooms		3 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1110.00	

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
0177100		0				2007	2007	100	100	0		

1 CONDO – 100% - 2022 SQFT=3559 HX Base Yr 2022

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

361 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		542,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		542,000
SOH/AGL Deduction		45,018
ASSESSED VALUE		496,982
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		441,982
TOTAL JUST VALUE		542,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1786/0533	3/30/2012	WD	Q	I	05	770,000

GRANTOR: PROSPERITY BANK
GRANTEE: CHRIQUI CLAUDE

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 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS