UNIT 4K &
F/K/A CARPORT UNIT I-34
N/K/A PARKING UNIT I-34

WINTHROP MICHAEL & GAIL TRUST/WINTHROP MICHAEL TRU
14824 CANARY CT
BROOKLYN, MI 49230

2023

00-00-31-1030-004K-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		4 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View Lump Sum	OCEAN	OCEAN 100
Desirability	4TH FLOOR	4TH FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	1 OPEN SPC	1 OPEN SPC 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM

MAP NUM | MKT AREA 01

NEIGHBORHOOD/LOC 1065.00

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
1030000		0				1974	1974	100	100	0		

1 CONDO – 0% - 0 SQFT=1130 HX Base Yr

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

3350 S FLETCHER AV, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	536,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	536,000
SOH/AGL Deduction	77,410
ASSESSED VALUE	458,590
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	458,590
TOTAL JUST VALUE	536,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	460,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222166	DOOR	2,185	04/22/2022
20110892	REMODEL	4,500	06/03/2011
20062466	REMODEL	1,600	11/06/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2372/1918	7/02/2020	WD	Q	I	01	430,000
GRANTOR: ADAMS MARK F						
GRANTEE: WINTHROP MICHAEL K						
2139/1331	8/10/2017	QC	U	I	11	100
GRANTOR: ADAMS MARY ANNE						
GRANTEE: ADAMS MARY A & MARK						

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