UNIT 5G &
F/K/A CARPORT UNIT I-76
N/K/A PARKING UNIT I-76

MILLER ANELISE/LEACH ALLISON
2016 VILLAGE LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1030-005G-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		5 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View Lump Sum	OCEAN	OCEAN 100
Desirability	5TH FLOOR	5TH FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	1 OPEN SPC	1 OPEN SPC 100
Bedrooms		3 100
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=1412 HX Base Yr

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND 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	614,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	614,000
SOH/AGL Deduction	0
ASSESSED VALUE	614,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	614,000
TOTAL JUST VALUE	614,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	558,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183552	REMODEL	25,812	10/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2547/1805	3/07/2022	WD	Q	I	01	800,000
GRANTOR: CURMUDGEONS CASTAWAY						
GRANTEE: MILLER ANELISE & AL						
2238/1171	8/31/2018	SW	U	I	11	100
GRANTOR: CORBETT STEPHANIE M						
GRANTEE: CURMUDGEONS CASTAWA						

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