

UNIT 5K &  
F/K/A CARPORT UNIT I-66  
N/K/A PARKING UNIT I-66

SCOTT MARISSA CRUZ & MARK CHRISTIAN  
11644 ABIGAIL DR  
JACKSONVILLE, FL 32258

**2023**

00-00-31-1030-005K-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		5 100	1030000
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	
View Lump Sum	OCEAN	OCEAN 100	
Desirable	5TH FLOOR	5TH FLOOR 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	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	
						1974	1974	100	100			
1 CONDO - 0% - 0			SQFT=1130			HX Base Yr						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
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		0	
ASSESSED VALUE		536,000	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		536,000	
TOTAL JUST VALUE		536,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		460,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2539/1760	1/24/2022	WD	Q	I	01	635,000
GRANTOR: ROBERTS WILLIAM TALLI						
GRANTEE: SCOTT MARISSA CRUZ						
2071/0013	9/09/2016	WD	Q	I	01	279,000
GRANTOR: JORDAN JAMES B						
GRANTEE: ROBERTS WILLIAM TAL						

EXTRA FEATURES																							
L N	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							
3350 S FLETCHER AV, FERNANDINA BEACH																							

BUILDING NOTES	

BUILDING DIMENSIONS	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV