

UNIT 6B &
F/K/A CARPORT UNIT I-18
N/K/A PARKING UNIT I-18

WILLIAMSON JAMES V &/HARLAN VICKI
3350 S FLETCHER AVE UNIT 6B
FERNANDINA BEACH, FL 32034

2023

00-00-31-1030-006B-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		6 100	1030000
Recreation	POOL	POOL 100	
Location	EXTERIOR	EXTERIOR 100	
View Lump Sum	OCEAN	OCEAN 100	
Desirability	6TH FLOOR	6TH 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	
User Defined	REMODEL	REMODEL 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	0	
1 CONDO - 100% - 2016			SQFT=1130			HX Base Yr 2016					

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		165,035	
ASSESSED VALUE		370,965	
TOTAL EXEMPTION VALUE	HX HB VX	55,000	
BASE TAXABLE VALUE		315,965	
TOTAL JUST VALUE		536,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		460,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122540	REMODEL	65,000	12/19/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1995/1474	8/06/2015	WD Q	I	01		412,500
GRANTOR: WASDIN HOWARD E & DEB						
GRANTEE: WILLIAMSON JAMES V						
1821/1915	10/29/2012	WD Q	I	02		220,000
GRANTOR: FRESH ENTERPRISES LLC						
GRANTEE: WASDIN HOWARD E & D						

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																										
<table border="0" style="width:100%"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>															BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
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XF DATE		LAND DATE																								
INC DATE		AG DATE																								

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