

UNIT 6D &
 F/K/A CARPORT UNIT I-85
 N/K/A PARKING UNIT I-85

PEELE JAMES & MARGARET LIV TRT/PEELE JAMES TRUSTEE
 6556 FERN ST
 FLEMING ISLAND, FL 32003

2023

00-00-31-1030-006D-0000


ELEMENT		CD	CONSTRUCTION	
Floor			6 100	1030000
Recreation	POOL		POOL 100	
Location	INTERIOR		INTERIOR 100	
View Lump	SURFACE		OCEAN 100	
Desirability	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	
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						

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		30,000
ASSESSED VALUE		506,000
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		506,000
TOTAL JUST VALUE		536,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		460,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222104	WINDOWS	2,863	03/25/2022
20211437	REMODEL	100,000	06/23/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2437/0439	2/25/2021	WD	Q	I	01	482,000
GRANTOR: THOMAS ROBERT N						
GRANTEE: PEELE JAMES & MARGA						
1802/1523	7/11/2012	WD	U	I	11	100
GRANTOR: BRANBROOK INC						
GRANTEE: THOMAS ROBERT N						

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	