UNIT 302
IN OR 2119/639
ATLANTIS OR 324 PG 434

MASTERSON ANN MARY
3420 S FLETCHER AVE #302
FERNANDINA BEACH, FL 32034

2023

00-00-31-1070-0302-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	INTERIOR	INTERIOR 100
View Lump Su	OCEAN	OCEAN 100
Desirability	3RD FLOOR	3RD FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 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	1064.00	

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
1070000		0				1980	1980	100	100	0		

1 CONDO – 100% - 2022 SQFT=1140 HX Base Yr 2022

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

3420 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		547,800
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		547,800
SOH/AGL Deduction		52,679
ASSESSED VALUE		495,121
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		445,121
TOTAL JUST VALUE		547,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		480,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120469	A/C	3,869	03/21/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2525/1729	12/28/2021	QC	U	I	11	100
GRANTOR: AMELIA FLIP FLOP VACA						
GRANTEE: MASTERSON ANN MARY						
2119/0639	5/09/2017	WD	Q	I	05	412,500
GRANTOR: SPRUILL BARBARA V & R						
GRANTEE: AMELIA FLIP FLOP VA						

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