UNIT 302
KETCH COURTYARD OR 424/386

OSTMANN DONALD J SR & GINA E
3703 PIMLICO PL
GARNET VALLEY, PA 19060

2023

00-00-31-141K-0302-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View Lump Sum	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 1068.00

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
1415200		0				1984	1984	100	100	0		

1 CONDO – 0% - 0 SQFT=1020 HX Base Yr

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

3150 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	542,300
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	542,300
SOH/AGL Deduction	128,359
ASSESSED VALUE	413,941
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	413,941
TOTAL JUST VALUE	542,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	445,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080438	ELEC OTHER	75	03/20/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2257/0385	2/20/2019	WD	Q	I	01	390,000
GRANTOR: CHAMBERS LEGACY LLC						
GRANTEE: OSTMANN DONALD J SR						
2195/0446	4/30/2018	TD	U	I	37	275,000
GRANTOR: WAUNELLE C JACKSON LI						
GRANTEE: CHAMBERS LEGACY LLC						

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