UNIT 400
IN OR 1740/780
KETCH COURTYARD OR 424/386

BANNISTER MICHAEL R
82 HIGHLAND AVE
WATERTOWN, MA 02472

2023

00-00-31-141K-0400-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		4 100
Recreation	POOL	POOL 100
Location	CORNER	CORNER 100
View Lumitial	PARTIAL OC	PARTIAL OC 100
Desirability	4TH FLOOR	4TH FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
Bathrooms		3 100
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	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=1300 HX Base Yr

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

3150 S FLETCHER AV, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	616,400
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	616,400
SOH/AGL Deduction	172,511
ASSESSED VALUE	443,889
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	443,889
TOTAL JUST VALUE	616,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	514,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080443	ELEC OTHER	75	03/20/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1740/0780	5/20/2011	WD	U	I	11	300,000
GRANTOR: REGIONS BANK						
GRANTEE: BANNISTER MICHAEL R						
1716/1756	12/28/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: REGIONS BANK						

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