UNIT 101
IN OR 2520/1610
OCEANS OF AMELIA OR 382/205

COLEMAN CHRISTOPHER/COLEY-COLEMAN STEPHANI
14 CLEARWATER ST
BRUNSWICK, GA 31523

2023

00-00-31-155A-0101-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		1 100	1552100
Recreation	POOL	POOL 100	
Location	EXTERIOR	EXTERIOR 100	
View Lump Sum	OCEAN	OCEAN 100	
Desirability	1ST FLOOR	1ST FLOOR 100	
Balcony	FOP	FOP 100	
Parking	OPEN/COVER	OPEN/COVER 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	1089.00		

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
1 CONDO – 0% - 0		0			SQFT=948	1983	1983	100	100	0	HX Base Yr	

382 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	575,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	575,000
SOH/AGL Deduction	52,500
ASSESSED VALUE	522,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,500
TOTAL JUST VALUE	575,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	475,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080343	REPAIR/RRF	20,000	03/06/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2520/1610	12/10/2021	WD	Q	I	01	567,800
GRANTOR: MCLAUGHLIN WILLIAM &						
GRANTEE: COLEMAN CHRISTOPHER						
0759/1210	5/13/1996	WD	Q	I		103,000
GRANTOR: BROOKRIDGE MANAGEMENT						
GRANTEE: MCLAUGHLIN WM & PAT						

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