UNIT A-3
IN OR 1219/976
OCEAN DUNES OR 379/359

STEELE WENDY L
284 OSPREY CIRCLE
ST MARYS, GA 31558

2023

00-00-31-155D-000A-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100 1553100
Recreation	POOL	POOL 100
Location	END	END 100
View	OCEAN	OCEAN 100
Desirability	3RD FLOOR	3RD FLOOR 100
Balcony	FOP	FOP 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 1067.00

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
		0				1983	1983	100	100	0		

1 CONDO – 0% - 0 SQFT=1170 HX Base Yr

3200 S FLETCHER AV, 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	579,600
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	579,600
SOH/AGL Deduction	180,300
ASSESSED VALUE	399,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	399,300
TOTAL JUST VALUE	579,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	429,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20221907	REMODEL-BATHS	10,000	01/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1219/0976	4/01/2004	QC	U	I	01	100
GRANTOR: STEELE JAMES H						
GRANTEE: STEELE WENDY L						
1006/1411	9/07/2001	WD	Q	I		227,400
GRANTOR: DUNN GARY C						
GRANTEE: STEELE WENDY & JAME						

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