

UNIT B-3
IN OR 2535/1097
OCEAN DUNES OR 379/359

LAND CLAUDIA
3200 S FLETCHER AVE UNIT B3
FERNANDINA BEACH, FL 32034

2023

00-00-31-155D-000B-0030

BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
Floor		3 100	153100		0				1983	1983	100	100	0		VALUATION BY	STANDARD														
Recreation	POOL	POOL 100	1 CONDO - 0% - 0										Tax Group: 2		Tax Dist:															
Location	END	END 100											BUILDING MARKET VALUE		531,300															
View	POOL/OCEAN	POOL/OCEAN 100											TOTAL MARKET OB/XF VALUE		0															
Desirability	FLOOR	3RD FLOOR 100											TOTAL LAND VALUE - MARKET		0															
Balcony	FOP	FOP 100											TOTAL MARKET VALUE		531,300															
Parking	OPEN	OPEN 100											SOH/AGL Deduction		0															
Bedrooms		2 100											ASSESSED VALUE		531,300															
Bathrooms		2 100											TOTAL EXEMPTION VALUE		0															
Oth Rooms		2 100											BASE TAXABLE VALUE		531,300															
															TOTAL JUST VALUE		531,300													
															NCON VALUE		0													
															INCOME VALUE		0													
															PREVIOUS YEAR MKT VALUE		393,800													
															PERMIT NUM				DESCRIPTION				AMT				ISSUED			
															20060357				H/AC				1,590				02/16/2006			
															SALES DATA															
															OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE					
															2535/1097		1/31/2022		WD Q		I I		01		489,000					
															GRANTOR: HOLWELL WALTER B & KI															
															GRANTEE: LAND CLAUDIA															
															1130/0238		4/16/2003		WD U		I I		12		265,000					
															GRANTOR: ALFORD F S JEROME															
															GRANTEE: HOLWELL WALTER B &															
															BUILDING NOTES															
															BUILDING DIMENSIONS															
															TOTALS															
															0		0													

EXTRA FEATURES															TOTAL OB/XF											
L N	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										
3200 S FLETCHER AV, FERNANDINA BEACH																										
															BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV