UNIT C-1
IN OR 1857/520
OCEAN DUNES OR 379/359

STRICKLAND HARVEY W & SANDRA G
3635 ST JOHNS CHURCH RD
BLACKSHEAR, GA 31516

2023

00-00-31-155D-000C-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		1 100	1553100
Recreation	POOL	POOL 100	
Location	END	END 100	
View	POOL/OCEAN	POOL/OCEAN 100	
Desirability	1ST FLOOR	1ST 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

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

3200 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	434,700
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	434,700
SOH/AGL Deduction	135,225
ASSESSED VALUE	299,475
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	299,475
TOTAL JUST VALUE	434,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	322,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110393	REMODEL	2,395	03/18/2011
20051929	XFOB	7,000	06/08/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1857/0520	5/17/2013	WD	Q	I	02	210,000
GRANTOR: SHERROW LOIS B & TERE						
GRANTEE: STRICKLAND HARVEY W						
1754/1394	9/06/2011	WD	U	I	30	100
GRANTOR: SHERROW LOIS B						
GRANTEE: SHERROW LOIS B & TE						

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