UNIT 101
IN OR 576/990
THE PELICANS OR 454/407

WALTHALL OIL COMPANY
2510 ALLEN RD
MACON, GA 31216

**2023**

**00-00-31-1632-0101-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 1 100 |
| Recreation | POOL | POOL 100 |
| Recreation | TENNIS CT | TENNIS CT 100 |
| Location | EXTERIOR | EXTERIOR 100 |
| View Lump Sum | OCEAN | OCEAN 100 |
| Desirability | 1ST FLOOR | 1ST FLOOR 100 |
| Balcony | FOP | FOP 100 |
| Parking | COVERED | COVERED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Oth Rooms | | 2 100 |
| User Defined | FIREPLACE | FIREPLACE 100 |
| Quality | 03 | Quality Level 03 |

| | | | |
|---|---|---|---|
| DOR CODE | 0400 | CONDOMINIUM | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1063.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1632000 | | 0 | | | | 1985 | 1985 | 100 | 100 | 0 | | |

1 CONDO – 0% - 0 SQFT=1886 HX Base Yr

| | |
|---|---|
| BLD DATE | |
| XF DATE | |
| INC DATE | |
| LGL DATE | |
| LAND DATE | |
| AG DATE | |

3460 S FLETCHER AV, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 780,000 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 780,000 |
| SOH/AGL Deduction | 254,819 |
| ASSESSED VALUE | 525,181 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 525,181 |
| TOTAL JUST VALUE | 780,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 709,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20180924 | REMODEL | 156,500 | 03/16/2018 |
| 20180429 | DEMOLITION | 7,500 | 02/06/2018 |
| 20122006 | REMODEL | 2,000 | 09/26/2012 |
| 20091624 | ELEC OTHER | 600 | 12/01/2009 |
| 20091625 | OTHER | 1,000 | 12/01/2009 |
| 20091039 | ELEC OTHER | 10,000 | 08/05/2009 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0576/0990 | 8/11/1989 | WD | Q | I | | 180,000 |
| GRANTOR: SACERIO HENRY J | | | | | | |
| GRANTEE: WALTHALL OIL CO | | | | | | |
| 0460/0306 | 7/01/1985 | WD | Q | I | | 200,400 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

### 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