

UNIT 404
IN OR 2112/396
THE PELICANS OR 454/407

ROTTAS PROPERTIES LLC
7227 RAMOTH DRIVE
JACKSONVILLE, FL 32226

2023

00-00-31-1632-0404-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD	TYPE	MDL
Floor		4 100	1632000
Recreation	POOL	POOL 100	
Recreation	TENNIS CT	TENNIS CT 100	
Location	INTERIOR	INTERIOR 100	
View Lump Sum	OCEAN	OCEAN 100	
Desirability	FLOOR	4TH FLOOR 100	
Balcony	FOP	FOP 100	
Parking	COVERED	COVERED 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 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
						1985	1985	100	100	0	
1 CONDO - 0% - 0			SQFT=1235			HX Base Yr					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		662,500	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		662,500	
SOH/AGL Deduction		143,713	
ASSESSED VALUE		518,787	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		518,787	
TOTAL JUST VALUE		662,500	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		548,750	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122004	REMODEL	2,000	09/26/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2112/0396	4/05/2017	WD Q	I	01	448,000	
GRANTOR: WILLIAMS RICHARD J						
GRANTEE: ROTTAS PROPERTIES L						
2112/0394	3/31/2017	QC U	I	11	100	
GRANTOR: HERNANDEZ D GENE REVO						
GRANTEE: WILLIAMS RICHARD J						

EXTRA FEATURES																
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
3460 S FLETCHER AV, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

BUILDING NOTES	

BUILDING DIMENSIONS	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV