UNIT B
SAIL INN CONDO OR 1509/1510

HANCOCK DAVID GLENN
1631 SOUTH FLETCHER AVE UNIT B
FERNANDINA BEACH, FL 32034

2023

00-00-31-1661-000B-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Location	EXTERIOR	EXTERIOR 100
View Lumpsum	PART BEACH	PART BEACH 100
Desirability	2ND FLOOR	2ND FLOOR 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		1 100
Oth Rooms		2 100
User Defined	REHAB 2007	REHAB 2007 100
User Defined	NORTHSIDE	NORTHSIDE 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1103.00	

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
0166100		0				1950	2007	100	100	0		

1 CONDO – 100% - 2022 SQFT=946 HX Base Yr 2022

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

1631 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		310,800
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		310,800
SOH/AGL Deduction		36,099
ASSESSED VALUE		274,701
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		224,701
TOTAL JUST VALUE		310,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2501/0005	9/30/2021	WD	Q	I	01	300,000
GRANTOR: MORSE WILLIAM D & DEB						
GRANTEE: HANCOCK DAVID GLENN						
1596/0811	12/10/2008	QC	U	I	01	150,000
GRANTOR: MORSE WILLIAM DAVID						
GRANTEE: MORSE WILLIAM DAVID						

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