UNIT 200
SAND DOLLAR VILLAS OR 358/475

PETROZE ROBIN
3014 SW 98 WAY
GAINESVILLE, FL 32608

2023

00-00-31-1665-0200-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100 1665000
Recreation	POOL	POOL 100
Location	EXTERIOR	EXTERIOR 100
View Lump	N.SUOCEAN	N. OCEAN 100
Desirability	2ND FLOOR	2ND 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 1068.00

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
1		0				1982	1982	100	100	0		

1 CONDO – 0% - 0 SQFT=776 HX Base Yr

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

3056 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	434,660
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	434,660
SOH/AGL Deduction	18,849
ASSESSED VALUE	415,811
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	415,811
TOTAL JUST VALUE	434,660
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	378,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2479/0002	7/13/2021	WD	Q	I	01	430,000
GRANTOR: LUKE SHERYL & DAVID						
GRANTEE: PETROZE ROBIN						
2438/0479	3/01/2021	WD	Q	I	01	385,000
GRANTOR: CLEM STEVEN L & LAURA						
GRANTEE: LUKE SHERYL & 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