UNIT 301
IN OR 2166/1556
SAND DOLLAR VILLAS OR 358/475

WILLIAMS EVELYN MARY
3056 S FLETCHER AV APT 301
FERNANDINA BEACH, FL 32034

2023

00-00-31-1665-0301-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View Lump S.OCEAN		S. OCEAN 100
Desirability 3RD FLOOR		3RD 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
1665000		0				1982	1982	100	100	0		

1 CONDO – 100% - 2018 SQFT=776 HX Base Yr 2018

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

3056 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		443,100
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		443,100
SOH/AGL Deduction		184,056
ASSESSED VALUE		259,044
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		209,044
TOTAL JUST VALUE		443,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2166/1556	12/20/2017	WD	Q	I	01	270,000
GRANTOR: JUST BEACHY AMELIA LL						
GRANTEE: WILLIAMS EVELYN MAR						
1979/0533	5/06/2015	WD	U	I	11	100
GRANTOR: GARNER STEPHEN A & PE						
GRANTEE: JUST BEACHY AMELIA						

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