UNIT 305
SAND DOLLAR VILLAS OR 358/475

BOONE FAMILY REVOCABLE TRUST/BOONE DAVID ALAN TRUS
3056 S FLETCHER AVE #305
FERNANDINA BEACH, FL 32034

2023

00-00-31-1665-0305-0000

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% - 2023 SQFT=776 HX Base Yr 2023

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		0
ASSESSED VALUE		443,100
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		393,100
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
2451/1323	4/12/2021	WD	Q	I	01	393,900
GRANTOR: MAICHELE HEATHER K &						
GRANTEE: BOONE FAMILY REVOCA						
2045/1301	5/11/2016	WD	Q	I	01	262,500
GRANTOR: HINSON NICHOLAS & BEV						
GRANTEE: MAICHELE HEATHER K						

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