UNIT A
SEAGATE OF AMELIA OR 459/339

JOHNSTONE TIFFANY L & IAN T
3948 BAILEY CASTLE CT
DULUTH, GA 30097

2023

00-00-31-1675-000A-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 100
View Lump Su	OCEAN	OCEAN 100
Desirability	1ST FLOOR	1ST FLOOR 100
Balcony	DECK/PATIO	DECK/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		1 100
Oth Rooms		2 100
Quality	03	Quality Level 03

DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1093.00		

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
1675000		0				1962	1980	100	100	0		

1 CONDO – 0% - 0 SQFT=765 HX Base Yr

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

316 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	402,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	402,000
SOH/AGL Deduction	45,050
ASSESSED VALUE	356,950
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	356,950
TOTAL JUST VALUE	402,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	383,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122331	XFOB	24,000	11/13/2012
20101142	REMODEL	5,768	07/13/2010
20101107	H/AC	3,000	07/08/2010
20052525	H/AC	2,000	08/25/2005
19990437	XFOB	750	05/17/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2342/1723	2/28/2020	WD	Q	I	01	348,000
GRANTOR: SHROADS DAVID L JR &						
GRANTEE: JOHNSTONE TIFFANY L						
0859/1581	12/21/1998	WD	U	I	12	140,000
GRANTOR: CANTRELL WILLIAM RALE						
GRANTEE: SHROADS DAVID L JR						

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