UNIT D
IN OR 1191/1669
SEAGATE OF AMELIA OR 459/339

RITTER RICHARD S &/NURSE LESLIE
4700 RIGGING DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1675-000D-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		2 100	1675000
Location	EXTERIOR	EXTERIOR 100	
View Lump Su	OCEAN	OCEAN 100	
Desirability	2ND FLOOR	2ND 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
		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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	442,200
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	442,200
SOH/AGL Deduction	49,555
ASSESSED VALUE	392,645
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	392,645
TOTAL JUST VALUE	442,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	421,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012131	REPAIR/RRF	1,000	09/28/2001
19990438	XFOB	750	05/17/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1191/1669	12/01/2003	WD	U	I	12	290,000
GRANTOR: CONE JOSEPH P JR & PA						
GRANTEE: RITTER RICHARD S &						
1078/1490	9/04/2002	WD	Q	I		247,500
GRANTOR: LEUBO J PHILLIP JR &						
GRANTEE: CONE JOSEPH P 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