UNIT B
PT OR 1786/533
FLETCHER AVENUE CONDO

CHRIQUI CLAUDE
361 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-0500-000B-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	B	B 100
Location	END	END 100
View Lum FLUC	S FLETCHER	S FLETCHER 100
Desirability	2ND FLOOR	2ND FLOOR 100
Balcony	FOP	FOP 100
Parking	STREET	STREET 100
Bedrooms		4 100
Bathrooms		4.5 100
Oth Rooms		3 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1110.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	3,559		3,559	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0177100		3,559				2007	2007	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

365 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	552,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	552,000
SOH/AGL Deduction	0
ASSESSED VALUE	552,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	552,000
TOTAL JUST VALUE	552,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	542,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1786/0533	3/30/2012	WD	Q	I	05	770,000

GRANTOR: PROSPERITY BANK

GRANTEE: CHRIQUI CLAUDE

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 12/27/2023 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS