

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
FLOOR 3 100										1010000										1,596									
Recreation POOL										POOL 100										1 CONDO - 0% - 0									
TENNIS CT										TENNIS CT 100										HX Base Yr									
INTERIOR										INTERIOR 100																			
View Lump S OCEAN										OCEAN 100																			
Desirable 3RD FLOOR										3RD FLOOR 100																			
Balcony FOP/PATIO										FOP/PATIO 100																			
Parking OPEN										OPEN 100																			
Bedrooms										3 100																			
Bathrooms										2 100																			
Oth Rooms										2 100																			
User Def ORIGINAL										ORIGINAL 100																			
Quality 03										Quality Level 03																			
DOR CODE 0400										CONDOMINIUM																			
MAP NUM										MKT AREA										01									
NEIGHBORHOOD/LOC										1066.00																			
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
																				TOT ADJ AREA									
																				SUBAREA MARKET VALUE									
TOTALS										1,596										1,596									
EXTRA FEATURES										3240 S FLETCHER AV 331, FERNANDINA BEACH																			
L N										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									
L N										USE CODE										CLS									
																				LAND USE DESCRIPTION									
																				CAP									
																				R D									
																				LOC ZONE									
																				FRONT									
																				DEPTH									
																				TOT LND UTS									
																				UNIT TYPE									
																				D T									
																				DPHT 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 08/06/2024 BY SYS									