UNIT 5B &
F/K/A CARPORT UNIT I-22
N/K/A PARKING UNIT I-22

RYAN JEAN MARIE
3350 S FLETCHER AVE #5B
FERNANDINA BEACH, FL 32034

2024

00-00-31-1030-005B-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		5 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View Lump Sum	OCEAN	OCEAN 100
Desirability	5TH FLOOR	5TH FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	1 OPEN SPC	1 OPEN SPC 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
User Defined	REMODEL	REMODEL 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1065.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,130		1,130	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1030000		1,130				1974	1974	100	100	0		

1 CONDO – 100% - 2021 HX Base Yr 2021

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

3350 S FLETCHER AV 5B, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

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		209,690
ASSESSED VALUE		342,310
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		292,310
TOTAL JUST VALUE		552,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		536,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2293/1106	7/25/2019	WD	Q	I	01	418,000
GRANTOR: MAXTED GERARD E						
GRANTEE: RYAN JEAN MARIE						
2111/0151	4/03/2017	WD	Q	I	01	343,000
GRANTOR: JAMESON ROBERT J						
GRANTEE: MAXTED GERARD E						

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 08/06/2024 BY SYS