

UNIT 6B &
F/K/A CARPORT UNIT I-18
N/K/A PARKING UNIT I-18

WILLIAMSON JAMES V &/HARLAN VICKI
3350 S FLETCHER AVE UNIT 6B
FERNANDINA BEACH, FL 32034

2024

00-00-31-1030-006B-0000

ELEMENT	CD	CONSTRUCTION
Floor		6 100
Recreation	POOL	POOL 100
Location	EXTERIOR	EXTERIOR 100
View Lump Sum	OCEAN	OCEAN 100
Desirability	6TH FLOOR	6TH FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN SPC	1 OPEN SPC 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
User Defined	REMODEL	REMODEL 100

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% - 2016													
HX Base Yr 2016													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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		169,906	
ASSESSED VALUE		382,094	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		327,094	
TOTAL JUST VALUE		552,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		536,000	

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	

3350 S FLETCHER AV 6B, FERNANDINA BEACH, FL 32034

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122540	REMODEL	65,000	12/19/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1995/1474	8/06/2015	WD Q	I	01		412,500
GRANTOR: WASDIN HOWARD E & DEB						
GRANTEE: WILLIAMSON JAMES V						
1821/1915	10/29/2012	WD Q	I	02		220,000
GRANTOR: FRESH ENTERPRISES LLC						
GRANTEE: WASDIN HOWARD E & D						

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

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION	TOTAL OB/XF																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV