

UNIT 7D &
F/K/A CARPORT UNIT I-86
N/K/A PARKING UNIT I-86

GREEN SAYYED S
3350 S FLETCHER AV #D7
FERNANDINA BEACH, FL 32034

2024

00-00-31-1030-007D-0000

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Floor		7 100	1030000		1,130				1974	1974	100	100	0	
Recreation	POOL	POOL 100	1 CONDO - 100% - 2020											
Location	INTERIOR	INTERIOR 100	HX Base Yr 2020											
View Lump Sum	OCEAN	OCEAN 100												
Desirability	FLOOR	7TH 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												
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										

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			607,200
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			607,200
SOH/AGL Deduction			186,705
ASSESSED VALUE			420,495
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			370,495
TOTAL JUST VALUE			607,200
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			589,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2271/1606	4/30/2019	WD	Q	I	01	426,100
GRANTOR: JONES JOHN W						
GRANTEE: GREEN SAYYED S						
1899/1911	12/30/2013	WD	U	I	11	100
GRANTOR: ALEXANDER JOHN W & KA						
GRANTEE: JONES JOHN W						

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