GARAGE NUMBER 15
ATLANTIS OR 324/434

L&W MONSTERS LLC
1054 KINGS AVE
JACKSONVILLE, FL 32207

2024

00-00-31-1070-000G-0150

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Parking	DET GARAGE	DET GARAGE 100 1070000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		288				1980	1980	0	0	0		

1 CONDO – 0% - 2024 HX Base Yr

Quality	03	Quality Level 03
DOR CODE	0403	CONDO GRG/PRK SPACES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1064.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	288		288	

3420 S FLETCHER AV G-15, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	29,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	29,000
SOH/AGL Deduction	0
ASSESSED VALUE	29,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,000
TOTAL JUST VALUE	29,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2679/1892	11/09/2023	WD	U	I	11	100
GRANTOR: MURRAY RICHARD & MARY						
GRANTEE: L&W MONSTERS LLC						
2666/38	8/23/2023	WD	Q	I	05	940,000
GRANTOR: L&W MONSTERS LLC						
GRANTEE: L&W MONSTERS LLC						

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 01/12/2024 BY 0 Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS