UNIT 202
ATLANTIS OR 324 PG 434

BRADDY ROY BENJAMIN & DEENA KNIGHT
189 WEST LAKEVIEW DRIVE
MILLEDGEVILLE, GA 31061

2024

00-00-31-1070-0202-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	INTERIOR	INTERIOR 100
View Lump Su	OCEAN	OCEAN 100
Desirability	2ND FLOOR	2ND FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 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 1064.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,140		1,140	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1070000		1,140				1980	1980	100	100	0		

1 CONDO – 0% - 2024 HX Base Yr

3420 S FLETCHER AV 202, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	627,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	627,900
SOH/AGL Deduction	0
ASSESSED VALUE	627,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	627,900
TOTAL JUST VALUE	627,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	522,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/1024	10/30/2023	WD	Q	I	01	775,000
GRANTOR: OLMAN MITCHELL A & NA						
GRANTEE: BRADDY ROY BENJAMIN						
2605/1137	11/30/2022	WD	Q	I	01	645,000
GRANTOR: BARR DANIEL A & KRIST						
GRANTEE: OLMAN MITCHELL A &						

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