UNIT 401
PT OR 1914/1423
ATLANTIS OR 324/434

SAGMAN SCOTT & MARY ELAINE
3420 S FLETCHER AVE #401
FERNANDINA BEACH, FL 32034

2024

00-00-31-1070-0401-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		4 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	EXTERIOR	EXTERIOR 100
View Lump Su	OCEAN	OCEAN 100
Desirability	4TH FLOOR	4TH FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
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	1,325		1,325	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1070000		1,325				1980	1980	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

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

3420 S FLETCHER AV 401, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	885,500
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	885,500
SOH/AGL Deduction	28,336
ASSESSED VALUE	857,164
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	857,164
TOTAL JUST VALUE	885,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	880,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211260	REMODEL	150,000	04/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1914/1423	4/28/2014	WD	Q	I	02	540,000
GRANTOR: MYERS WILLIAM A & ROB						
GRANTEE: SAGMAN SCOTT & MARY						
1207/0850	2/10/2004	WD	Q	I		474,500
GRANTOR: WILK MARY AS TRUSTEE						
GRANTEE: MYERS WILLIAM A & R						

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