UNIT 402
ATLANTIS OR 324 PG 434

WILLIAMS DAVID HOLLIS & DARLENE SANTANA
244 INDIAN WELLS DR
SPARTANBURG, SC 29306

2024

00-00-31-1070-0402-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		4 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	INTERIOR	INTERIOR 100
View Lump Su	OCEAN	OCEAN 100
Desirability	4TH FLOOR	4TH FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
User Defined	REMODEL	REMODEL 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% - 0 HX Base Yr

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

3420 S FLETCHER AV 402, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	687,700
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	687,700
SOH/AGL Deduction	151,973
ASSESSED VALUE	535,727
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	535,727
TOTAL JUST VALUE	687,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	572,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122101	H/AC	3,424	10/12/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2695/1595	2/23/2024	WD	Q	I	01	887,500
GRANTOR: HULL BRAD & LINDA C						
GRANTEE: WILLIAMS DAVID HOLL						
2215/0644	7/25/2018	QC	U	I	11	255,000
GRANTOR: BOTHWELL BILLIE E (60						
GRANTEE: HULL BRAD & LINDA C						

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