UNIT 307
PT OR 661/1186
KETCH COURTYARD OR 424/386

ANDERSON W HARVEY
10 CARTERET COURT
BRUNSWICK, GA 31525

2024

00-00-31-141K-0307-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Recreation	POOL	POOL 100
Location	CORNER	CORNER 100
View	PARTIAL OC	PARTIAL OC 100
Desirability	3RD FLOOR	3RD FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
Bathrooms		3 100
Oth Rooms		2 100
Quality	03	Quality Level 03

DOR CODE 0400 CONDOMINIUM
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1068.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,300		1,300	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1415200		1,300				1984	1984	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

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

3150 S FLETCHER AVE 307, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	647,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	647,900
SOH/AGL Deduction	180,852
ASSESSED VALUE	467,048
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	467,048
TOTAL JUST VALUE	647,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	589,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080442	ELEC OTHER	75	03/20/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0661/1186	6/18/1992	CT	U	I	07	100
GRANTOR: CLERK OF COURT						
GRANTEE: ANDERSON W HARVEY						
0557/0395	11/17/1988	CT	U	I	14	500
GRANTOR: CLERK OF COURT						
GRANTEE: ANDERSON W HARVEY						

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