UNIT 405
KETCH COURTYARD OR 424/386

LEE MICHAEL & PAULA L/E/
3432 KINGS RD S
SAINT AUGUSTINE, FL 32086

2024

00-00-31-141K-0405-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		4 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View Lump Sum	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	1068.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,020		1,020	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1415200		1,020				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 405, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	623,300
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	623,300
SOH/AGL Deduction	59,743
ASSESSED VALUE	563,557
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	563,557
TOTAL JUST VALUE	623,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	566,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121962	XFOB	2,270	09/24/2012
20080445	ELEC OTHER	75	03/20/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2676/1755	11/01/2023	WD	U	I	11	100
GRANTOR: LEE MICHAEL J & PAULA						
GRANTEE: LEE FAMILY TRUST						
2448/1410	3/31/2021	WD	Q	I	02	485,000
GRANTOR: ALLEN LINDA L & WILLI						
GRANTEE: LEE MICHAEL & PAULA						

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