UNIT 201
IN OR 2124/826
OCEANS OF AMELIA OR 382/205

MCINERNEY CHRISTINE
5 BEACHWAY
PORT WASHINGTON, NY 11050

2024

00-00-31-155A-0201-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		2 100	1552100
Recreation	POOL	POOL 100	
Location	EXTERIOR	EXTERIOR 100	
View Lump Sum	OCEAN	OCEAN 100	
Desirability	2ND FLOOR	2ND FLOOR 100	
Balcony	FOP	FOP 100	
Parking	OPEN/COVER	OPEN/COVER 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	1089.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	948		948	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		948				1983	1983	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

382 S FLETCHER AVE 201, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	600,650
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	600,650
SOH/AGL Deduction	80,860
ASSESSED VALUE	519,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	519,790
TOTAL JUST VALUE	600,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	589,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101552	H/AC	2,000	09/10/2010
20034183	REMODEL	1,000	11/24/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2124/0826	5/31/2017	WD	Q	I	01	417,000
GRANTOR: PRICE IONA C TRUSTEE						
GRANTEE: MCINERNEY CHRISTINE						
1641/0857	9/25/2009	WD	Q	I	01	370,000
GRANTOR: AVERETT UNIVERSITY						
GRANTEE: PRICE IONA C TRUSTE						

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