UNIT 304
OCEANS OF AMELIA OR 382/205

CSL EXCHANGE LLC
C/O AMELIA ISLAND VACATIONS, 4810 FIRST COAST HWY STE 4
FERNANDINA BEACH, FL 32034

2024

00-00-31-155A-0304-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		3 100	1552100
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	
View Lump Sum	OCEAN	OCEAN 100	
Desirability	3RD FLOOR	3RD FLOOR 100	
Balcony	FOP	FOP 100	
Parking	OPEN/COVER	OPEN/COVER 100	
Bedrooms		2 100	
Bathrooms		2 100	
Oth Rooms		2 100	
User Defined	REMDL/UPDT	REMDL/UPDT 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
1 CONDO – 0% - 0		948				1983	1983	100	100	0		

HX Base Yr

382 S FLETCHER AVE 304, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	615,300
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	615,300
SOH/AGL Deduction	0
ASSESSED VALUE	615,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	615,300
TOTAL JUST VALUE	615,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	603,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070536	OTHER	800	04/04/2007
20070541	ELEC OTHER	500	04/04/2007
20070497	REMODEL	15,000	03/23/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2703/116	3/28/2024	WD	Q	I	01	749,000
GRANTOR: MILLER CYNTHIA & DOUG						
GRANTEE: CSL EXCHANGE LLC						
2626/1254	3/21/2023	LE	U	I	11	100
GRANTOR: MILLER CYNTHIA & DOUG						
GRANTEE: MILLER DOUGLAS & CY						

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