UNIT 309
OCEANS OF AMELIA OR 382/205

MORAN JOHN E JR & GAIL T
8722 FRAMEWOOD DRIVE
NEWBURGH, IN 47630-2344

2024

00-00-31-155A-0309-0000

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	
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 309, 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	82,833
ASSESSED VALUE	532,467
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	532,467
TOTAL JUST VALUE	615,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	603,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/111	10/23/2023	QC	U	I	11	100
GRANTOR: MORAN JOHN E JR						
GRANTEE: MORAN JOHN E JR & G						
0410/0105	1/01/1984	WD	Q	I		106,000
GRANTOR:						
GRANTEE:						

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