UNIT 201
THE PELICANS OR 454/407

POWELL FRANK C III
3460 S FLETCHER AVE UNIT 201
FFERNANDINA BEACH, FL 32034

2024

00-00-31-1632-0201-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	EXTERIOR	EXTERIOR 100
View Lump Su	OCEAN	OCEAN 100
Desirability	2ND FLOOR	2ND FLOOR 100
Balcony	FOP	FOP 100
Parking	COVERED	COVERED 100
Bedrooms		3 100
Bathrooms		2 100
Oth Rooms		2 100
User Defined	FIREPLACE	FIREPLACE 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM

MAP NUM | MKT AREA 01

NEIGHBORHOOD/LOC 1063.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,886		1,886	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1632000		1,886				1985	1985	100	100	0		

1 CONDO – 100% - 2021 HX Base Yr 2021

3460 S FLETCHER AV 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		862,400
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		862,400
SOH/AGL Deduction		196,493
ASSESSED VALUE		665,907
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		615,907
TOTAL JUST VALUE		862,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		858,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2424/1148	12/01/2020	TD	U	I	11	100
GRANTOR: LAPCO FAMILY TRUST						
GRANTEE: POWELL FRANK C III						
2334/1472	1/23/2020	SW	U	I	12	325,000
GRANTOR: SEB HOLDINGS LLC						
GRANTEE: LAPCO FAMILY TRUST						

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