UNIT 304
THE PELICANS OR 454/407

PEAKE FAMILY INVESTMENTS LLC
103 COLONY CT
MACON, GA 31210

2024

00-00-31-1632-0304-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	INTERIOR	INTERIOR 100
View Lump Sum	OCEAN	OCEAN 100
Desirability	3RD FLOOR	3RD FLOOR 100
Balcony	FOP	FOP 100
Parking	COVERED	COVERED 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	1063.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,235		1,235	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1632000		1,235				1985	1985	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

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

3460 S FLETCHER AV 304, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	639,600
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	639,600
SOH/AGL Deduction	91,760
ASSESSED VALUE	547,840
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	547,840
TOTAL JUST VALUE	639,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	636,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211545	REMODEL	120,000	08/03/2021
20122003	REMODEL	2,000	09/26/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2417/1900	12/16/2020	WD	Q	I	01	476,000
GRANTOR: GRAY HARRIET & ALEXAN						
GRANTEE: PEAKE FAMILY INVEST						
1221/1728	4/13/2004	WD	Q	I		392,500
GRANTOR: WILLS SOPHIE						
GRANTEE: GRAY HARRIET & ALEX						

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