UNIT 403
THE PELICANS OR 454/407

PELICANS 403 LLC
1100 SIMONTON DRIVE
WATKINSVILLE, GA 30677

2024

00-00-31-1632-0403-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		4 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	INTERIOR	INTERIOR 100
View Lump Sum	OCEAN	OCEAN 100
Desirability	4TH FLOOR	4TH 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	1,606		1,606	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1632000		1,606				1985	1985	100	100	0		

1 CONDO – 0% - 2024 HX Base Yr

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

3460 S FLETCHER AV 403, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	895,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	895,000
SOH/AGL Deduction	0
ASSESSED VALUE	895,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	895,000
TOTAL JUST VALUE	895,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	890,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0025		4,279	01/24/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2681/529	11/17/2023	QC	U	I	11	100
GRANTOR: SHUE BRANDON L & SARA						
GRANTEE: PELICANS 403 LLC						
2596/1036	10/03/2022	WD	Q	I	01	975,000
GRANTOR: BUTLER JANET WALKER						
GRANTEE: SHUE BRANDON L & SA						

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