UNIT 3015-C
IN OR 2118/1977
PORT OF CALL CONDO OR 1203/517

WALSH RHONA TRUSTEE/OF RHONA WALSH LIVING TRUST
1048 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1650-3015-00C0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		1 100	1650000
Location	EXTERIOR	EXTERIOR 100	
View Lum	OCEANVIEW	OCEANVIEW 100	
Desirability	1ST FLOOR	1ST FLOOR 100	
Balcony	DECK/PATIO	DECK/PATIO 100	
Parking	OPEN	OPEN 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	1084.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	790		790	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		790				1961	2004	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

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

2997 S FLETCHER AVE 101, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	241,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	241,000
SOH/AGL Deduction	0
ASSESSED VALUE	241,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,000
TOTAL JUST VALUE	241,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	236,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2118/1977	4/26/2017	WD	U	I	11	100
GRANTOR: WALSH RHONA						
GRANTEE: RHONA WALSH LIVING						
1618/1411	4/06/2009	WD	U	I	12	110,000
GRANTOR: JPMORGAN CHASE BANK						
GRANTEE: WALSH RICHARD & RHO						

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 10/13/2023 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS