UNIT 3025-C
PORT OF CALL CONDO OR 1203/517

EICHLER NATALIE
1512 JO DEE LANE
GRAFTON, WI 53024

2024

00-00-31-1650-3025-00C0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 100
View Lumber	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
1650000		790				1961	2004	100	100	0		

1 CONDO – 100% - 2022 HX Base Yr 2022

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

2999 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		2,298
ASSESSED VALUE		238,702
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		188,702
TOTAL JUST VALUE		241,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110314	H/AC	1,700	03/04/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2726/188	7/17/2024	FJ	U	I	11	0
GRANTOR: HOFFMANN CHRISTINE ES						
GRANTEE: EICHLER NATALIE						
2722/104	6/28/2024	FJ	U	I	11	0
GRANTOR: HOFFMANN CHRISTINE ES						
GRANTEE: HOFFMAN HOPE A						

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