UNIT B
SAIL INN CONDO OR 1509/1510

HANCOCK DAVID GLENN
1631 SOUTH FLETCHER AVE UNIT B
FERNANDINA BEACH, FL 32034

2024

00-00-31-1661-000B-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Location	EXTERIOR	EXTERIOR 100
View Lumpt Sub	PART BEACH	PART BEACH 100
Desirability	2ND FLOOR	2ND FLOOR 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		1 100
Oth Rooms		2 100
User Defined	REHAB 2007	REHAB 2007 100
User Defined	NORTHSIDE	NORTHSIDE 100
Quality	03	Quality Level 03

DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1103.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	946		946	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0166100		946				1950	2007	100	100	0		

1 CONDO – 100% - 2022 HX Base Yr 2022

1631 S FLETCHER AVE B, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		313,950
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		313,950
SOH/AGL Deduction		31,008
ASSESSED VALUE		282,942
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		232,942
TOTAL JUST VALUE		313,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2501/0005	9/30/2021	WD	Q	I	01	300,000
GRANTOR: MORSE WILLIAM D & DEB						
GRANTEE: HANCOCK DAVID GLENN						
1596/0811	12/10/2008	QC	U	I	01	150,000
GRANTOR: MORSE WILLIAM DAVID						
GRANTEE: MORSE WILLIAM DAVID						

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