UNIT 107
SAND DOLLAR VILLAS OR 358/475

WENZ KARL F & LILLIAN J (H&W)&/WATSON KEITH
89 KENNEDY DRIVE
SEVERNA PARK, MD 21146

2024

00-00-31-1665-0107-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100 1665000
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View Lump S.SUO	OCEAN	S. OCEAN 100
Desirability	1ST FLOOR	1ST FLOOR 100
Balcony	FOP	FOP 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	1068.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	776		776	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		776				1982	1982	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

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

3056 S FLETCHER AVE 107, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	424,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	424,000
SOH/AGL Deduction	27,362
ASSESSED VALUE	396,638
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	396,638
TOTAL JUST VALUE	424,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	422,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2349/0249	3/18/2020	WD	Q	I	01	350,000
GRANTOR: FINKELSTEIN MARK I &						
GRANTEE: WENZ KARL F & LILLI						
1662/0910	2/05/2010	WD	Q	I	01	305,000
GRANTOR: DILLARD DAVID & CHARL						
GRANTEE: FINKELSTEIN MARK I						

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