UNIT 301
IN OR 2166/1556
SAND DOLLAR VILLAS OR 358/475

WILLIAMS EVELYN MARY
3056 S FLETCHER AV APT 301
FERNANDINA BEACH, FL 32034

2024

00-00-31-1665-0301-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View Lump S.OCEAN		S. OCEAN 100
Desirability 3RD FLOOR		3RD 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
1665000		776				1982	1982	100	100	0		

1 CONDO – 100% - 2018 HX Base Yr 2018

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

3056 S FLETCHER AVE 301, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		445,200
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		445,200
SOH/AGL Deduction		178,385
ASSESSED VALUE		266,815
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		216,815
TOTAL JUST VALUE		445,200
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2166/1556	12/20/2017	WD	Q	I	01	270,000
GRANTOR: JUST BEACHY AMELIA LL						
GRANTEE: WILLIAMS EVELYN MAR						
1979/0533	5/06/2015	WD	U	I	11	100
GRANTOR: GARNER STEPHEN A & PE						
GRANTEE: JUST BEACHY AMELIA						

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