UNIT D
IN OR 1191/1669
SEAGATE OF AMELIA OR 459/339

RITTER RICHARD S &/NURSE LESLIE
4700 RIGGING DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1675-000D-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Location	EXTERIOR	EXTERIOR 100
View Lump Sum	OCEAN	OCEAN 100
Desirability	2ND FLOOR	2ND FLOOR 100
Balcony	DECK/PATIO	DECK/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		1 100
Oth Rooms		2 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM

MAP NUM | MKT AREA 01

NEIGHBORHOOD/LOC 1093.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	765		765	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1675000		765				1962	1980	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

316 S FLETCHER AVE D, 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	451,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	451,000
SOH/AGL Deduction	19,091
ASSESSED VALUE	431,909
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	431,909
TOTAL JUST VALUE	451,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	442,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012131	REPAIR/RRF	1,000	09/28/2001
19990438	XFOB	750	05/17/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1191/1669	12/01/2003	WD	U	I	12	290,000
GRANTOR: CONE JOSEPH P JR & PA						
GRANTEE: RITTER RICHARD S &						
1078/1490	9/04/2002	WD	Q	I		247,500
GRANTOR: LEUBO J PHILLIP JR &						
GRANTEE: CONE JOSEPH P JR &						

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