UNIT 203
THE TERRACES @ BEACHSIDE CONDO
OR 1198/45-113

ATTIA EMILY C
32 SOUTH FLETCHER AVE #203
FERNANDINA BEACH, FL 32034

2024

00-00-31-176T-0203-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		2 100	1768100
Location	INTERIOR	INTERIOR 100	
View	ANGLE OCEA	ANGLE OCEA 100	
Desirability	2ND FLOOR	2ND FLOOR 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	OPEN/COVER	OPEN/COVER 100	
Bedrooms		2 100	
Bathrooms		2 100	
Oth Rooms		2 100	
User Defined	STORAGE	STORAGE 100	
Quality	03	Quality Level 03	

DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,092		1,092	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1 CONDO – 0% - 2023		1,092				2003	2003	100	100	0		

HX Base Yr

32 S FLETCHER AVE 203, 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	471,450
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	471,450
SOH/AGL Deduction	0
ASSESSED VALUE	471,450
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	471,450
TOTAL JUST VALUE	471,450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	436,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032789	NEW CONSTR	2,000	03/27/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2540/0270	2/14/2022	WD	Q	I	01	521,000
GRANTOR: HUNGERFORD WAYNE & BE						
GRANTEE: ATTIA EMILY C						
1831/0969	12/19/2012	WD	Q	I	02	170,000
GRANTOR: REGIONS BANK						
GRANTEE: HUNGERFORD WAYNE &						

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 12/27/2023 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS