UNIT 204
THE TERRACES @ BEACHSIDE CONDO
OR 1198/45-113

TESTON ELLA-JEAN E/SEGER JEREMY B
95415 BARNWELL RD
FERNANDINA BEACH, FL 32034

2024

00-00-31-176T-0204-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		2 100	1768100
Location	EXTERIOR	EXTERIOR 100	
View	OCEAN	OCEAN 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	
User Defined	JACUZZI	JACUZZI 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	1,169		1,169	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		1,169				2003	2003	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

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

32 S FLETCHER AVE 204, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	546,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	546,000
SOH/AGL Deduction	123,940
ASSESSED VALUE	422,060
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	422,060
TOTAL JUST VALUE	546,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	506,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200731	REMODEL	45,000	11/12/2020
20110753	H/AC	7,000	05/17/2011
20032790	NEW CONSTR	2,000	03/27/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/0553	8/31/2020	WD	Q	I	01	409,000
GRANTOR: DOCKERY DAVID						
GRANTEE: TESTON ELLA-JEAN E						
1772/0568	11/14/2011	QC	U	I	11	100
GRANTOR: DOCKERY LISA						
GRANTEE: DOCKERY 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 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