

ELEMENT		CD	CONSTRUCTION		
Floor			1	100	
Recreation	POOL		POOL	100	
Recreation	TENNIS CT		TENNIS CT	100	
Location	CORNER		CORNER	100	
View Lump Sum	WOODS		WOODS	100	
Balcony	FOP		FOP	100	
Parking	2 CAR GAR		2 CAR GAR	100	
Bedrooms			2	100	
Bathrooms			2	100	
Oth Rooms			2	100	
Quality 03 Quality Level 03					
DOR CODE 0400 CONDOMINIUM					
MAP NUM MKT AREA 03					
NEIGHBORHOOD/LOC 3017.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS 1,149 1,149					

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
		1,149				1991	1991	100	100			1 CONDO - 0% - 2025	
												HX Base Yr	
4755 MARTINIQUE CT, FERNANDINA BEACH													
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE			

VALUATION BY		STANDARD
Tax Group: 8		
Tax Dist:		
BUILDING MARKET VALUE		300,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		300,000
SOH/AGL Deduction		0
ASSESSED VALUE		300,000
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		300,000
TOTAL JUST VALUE		300,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2704/135	3/13/2024	WD	U	I	11	100
GRANTOR: CRAGER JEANNE & MICHA						
GRANTEE: ALLF CYNTHIA E						
2699/1416	3/13/2024	WD	Q	I	01	351,000
GRANTOR: CRAGER MICHAEL & JEAN						
GRANTEE: ALLF CYNTHIA E						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV