UNIT 101
PT OR 1504/563
SOUTH FLETCHER PROFESSIONAL

SUNTRUST BANK
ATTN: OREO TAXES, MAIL CODE: GA-ATL-30303
ATLANTA, GA 30303

2025

00-00-30-065S-0101-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 100
Desirability	1ST FLOOR	1ST FLOOR 100
Parking	OPEN	OPEN 100
Bedrooms		7 100
Bathrooms		6 100
Quality	03	Quality Level 03
DOR CODE	0417	CONDO OFFICE
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,894			1,894	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0657400		1,894				2001	2007	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

5211 S FLETCHER AV 101, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	607,974
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	607,974
SOH/AGL Deduction	70,010
ASSESSED VALUE	537,964
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	537,964
TOTAL JUST VALUE	607,974
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	602,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/0563	6/07/2007	WD	Q	I		1,686,400

GRANTOR: RINEY PROPERTIES LLC

GRANTEE: SUNTRUST BANK

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 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS