UNIT 201
PT IN OR 2501/1016
SOUTH FLETCHER PROFESSIONAL

5211 S FLETCHER AVENUE LLC
763 CASIANO DRIVE APT B
SANTA BARBARA, CA 93105

2025

00-00-30-065S-0201-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Location	EXTERIOR	EXTERIOR 100
Desirability	2ND FLOOR	2ND FLOOR 100
Balcony	FEP	FEP 100
Parking	OPEN	OPEN 100
Bedrooms		5 100
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	1,038			1,038	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0657400		1,038				2001	2007	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

5211 S FLETCHER AV 201, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	278,184
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	278,184
SOH/AGL Deduction	0
ASSESSED VALUE	278,184
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	278,184
TOTAL JUST VALUE	278,184
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	275,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2501/1016	9/29/2021	WD	Q	I	05	1,307,000
GRANTOR: AMELIA PROPERTIES LLC						
GRANTEE: 5211 S FLETCHER AVE						
1987/1763	6/17/2015	WD	Q	I	05	850,000
GRANTOR: RINEY PROPERTIES LLC						
GRANTEE: AMELIA PROPERTIES L						

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