UNIT A
FLETCHER AVENUE CONDO
OR 1651/976

CHRIQUI CLAUDE LIVING TRUST/CHRIQUI CLAUDE TRUSTEE
361 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-0500-000A-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	B	B 100
Location	END	END 100
View Lum FLUC	S FLETCHER	S FLETCHER 100
Desirability	2ND FLOOR	2ND FLOOR 100
Balcony	FOP	FOP 100
Parking	STREET	STREET 100
Bedrooms		4 100
Bathrooms		4.5 100
Oth Rooms		3 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1110.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	3,559			3,559	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0177100		3,559				2007	2007	100	100	0		

1 CONDO – 100% - 2022 HX Base Yr 2022

361 S FLETCHER AVE, 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		563,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		563,000
SOH/AGL Deduction		36,264
ASSESSED VALUE		526,736
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		471,014
TOTAL JUST VALUE		563,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2779/1817	4/01/2025	WD	U	I	11	100
GRANTOR: CHRIQUI CLAUDE						
GRANTEE: CHRIQUI CLAUDE LIVI						
1786/0533	3/30/2012	WD	Q	I	05	770,000
GRANTOR: PROSPERITY BANK						
GRANTEE: CHRIQUI CLAUDE						

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