

UNIT 1L &
 F/K/A CARPORT UNIT I-33
 N/K/A PARKING UNIT I-33

AC BY THE BEACH LLC
 3350 S FLETCHER UNIT L-1
 FERNANDINA BEACH, FL 32034

2025

00-00-31-1030-001L-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		1 100	1030000
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	
View Lump Sum	OCEAN	OCEAN 100	
Desirability	FLOOR	1ST FLOOR 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	OPEN SPC	1 OPEN SPC 100	
Bedrooms		2 100	
Bathrooms		2 100	
Oth Rooms		2 100	
Quality 03 Quality Level 03			
DOR CODE 0400 CONDOMINIUM			
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC 1065.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
TOT ADJ AREA	SUBAREA MARKET VALUE		
TOTALS	1,130		1,130

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
		1,130				1974	1974	100	100	0		
1 CONDO - 0% - 2025												
HX Base Yr												

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		554,800	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		554,800	
SOH/AGL Deduction		0	
ASSESSED VALUE		554,800	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		554,800	
TOTAL JUST VALUE		554,800	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		552,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071248	H/AC	1,849	07/09/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2710/977	5/07/2024	WD	U	I	11	100
GRANTOR: LANIER BARRY & LEELE						
GRANTEE: AC BY THE BEACH LLC						
2467/1979	6/03/2021	WD	Q	I	01	502,500
GRANTOR: PATTERSON KERMIT H						
GRANTEE: LANIER BARRY & LEELE						

EXTRA FEATURES																							
L N	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							
3350 S FLETCHER AV 1L, FERNANDINA BEACH																							

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
0																									