UNIT 6B &
F/K/A CARPORT UNIT I-18
N/K/A PARKING UNIT I-18

WILLIAMSON JAMES V &/HARLAN VICKI
3350 S FLETCHER AVE UNIT 6B
FERNANDINA BEACH, FL 32034

2025

00-00-31-1030-006B-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		6 100
Recreation	POOL	POOL 100
Location	EXTERIOR	EXTERIOR 100
View Lump Sum	OCEAN	OCEAN 100
Desirability	6TH FLOOR	6TH FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	1 OPEN SPC	1 OPEN SPC 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
User Defined	REMODEL	REMODEL 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
1030000		1,130				1974	1974	100	100	0		

1 CONDO – 100% - 2016 HX Base Yr 2016

3350 S FLETCHER AV 6B, 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		554,800
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		554,800
SOH/AGL Deduction		161,625
ASSESSED VALUE		393,175
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		337,453
TOTAL JUST VALUE		554,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122540	REMODEL	65,000	12/19/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1995/1474	8/06/2015	WD	Q	I	01	412,500
GRANTOR: WASDIN HOWARD E & DEB						
GRANTEE: WILLIAMSON JAMES V						
1821/1915	10/29/2012	WD	Q	I	02	220,000
GRANTOR: FRESH ENTERPRISES LLC						
GRANTEE: WASDIN HOWARD E & D						

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