GARAGE NUMBER 7
ATLANTIS OR 324 PG 434

WILLIAMS RICHARD LIVING TRUST/WILLIAMS RICHARD J T
3420 SOUTH FLETCHER AVE #406
FERNANDINA BEACH, FL 32034

2025

00-00-31-1070-000G-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Parking	DET GARAGE	DET GARAGE 100 1070000
Quality	03	Quality Level 03
DOR CODE	0403	CONDO GRG/PRK SPACES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1064.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	288			288	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		288				1980	1980	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

3420 S FLETCHER AV G-7, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	30,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	30,000
SOH/AGL Deduction	0
ASSESSED VALUE	30,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,000
TOTAL JUST VALUE	30,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2275/0878	5/16/2019	QC	U	I	11	100
GRANTOR: WILLIAMS RICHARD J						
GRANTEE: WILLIAM RICHARD J L						
0785/1932	2/28/1997	WD	Q	I		131,500
GRANTOR: LATIMER KENNETH P & G						
GRANTEE: WILLIAMS RICHARD J						

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