UNIT 3-B
IN OR 1799/561
CAPTAINS HOUSE OR 404/170

HUME ROSLYN SUE/COPPERMAN IRA
268 S FLETCHER AVE UNIT B3
FERNANDINA BCH, FL 32034

2025

00-00-31-1170-0003-00B0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Location	INTERIOR	INTERIOR 100
View Lump Sum	OCEAN	OCEAN 100
Desirability	3RD FLOOR	3RD FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 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	1090.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,030			1,030	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1170000		1,030				1983	1983	100	100	0		

1 CONDO – 100% - 2019 HX Base Yr 2019

268 S FLETCHER AVE 3-B, 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		635,800
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		635,800
SOH/AGL Deduction		267,574
ASSESSED VALUE		368,226
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		317,504
TOTAL JUST VALUE		635,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		630,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182328	REMODEL	32,212	07/06/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1799/0561	6/18/2012	WD	Q	I	02	292,500
GRANTOR: CULLENS TERRI THOMAS						
GRANTEE: HUME ROSLYN SUE & I						
1364/0556	11/03/2005	PR	Q	I	01	100
GRANTOR: CULLENS TERI THOMAS P						
GRANTEE: CULLENS TERI THOMAS						

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