UNIT 306
CORAL SANDS OR 540/470-508

NEMIER FAMILY TRUST
2740-A OKLAWAHA AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1225-0306-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Location	EXTERIOR	EXTERIOR 100
View Lump Su	OCEAN	OCEAN 100
Desirability	3RD FLOOR	3RD FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		1 100
Oth Rooms		2 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1088.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	801			801	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1225000		801				1985	1985	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

426 S FLETCHER AVE 306, 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	521,400
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	521,400
SOH/AGL Deduction	0
ASSESSED VALUE	521,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	521,400
TOTAL JUST VALUE	521,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	515,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121183	WATER HEATER	800	06/19/2012
20081243	REPAIR/RRF	40,444	08/04/2008
20081249	REPAIR/RRF	40,444	08/04/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1703/219	4/01/2024	QC	U	I	11	100
GRANTOR: NEMIER CRAIG L						
GRANTEE: NEMIER FAMILY TRUST						
2567/1143	6/03/2022	WD	Q	I	01	650,000
GRANTOR: BAILEY JOHN E & DEBOR						
GRANTEE: NEMIER CRAIG L						

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