UNIT 2503-A
FT CLINCH CONDO OR 1283/1630

FREDERICKSON MARIE PRISCILLA/MULLER TIFFANY M
3305 ALABAMA AVE SE
WASHINGTON, DC 20020

2025

00-00-31-130F-2503-00A0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	EXTERIOR	EXTERIOR 100
View Lump Sum	TYPICAL	TYPICAL 100
Balcony	FOP	FOP 100
Parking	B/I GARAGE	B/I GARAGE 100
Bedrooms		3 100
Bathrooms		3 100
Oth Rooms		3 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM

MAP NUM | MKT AREA 01

NEIGHBORHOOD/LOC 1018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,983			1,983	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1303300		1,983				1995	1995	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

2503 W 5TH ST A, 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	583,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	583,000
SOH/AGL Deduction	0
ASSESSED VALUE	583,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	583,000
TOTAL JUST VALUE	583,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	530,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210635	ROOF	0	06/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2463/0390	5/19/2021	WD	Q	I	02	475,000
GRANTOR: SHELTON JOHN W III						
GRANTEE: FREDERICKSON MARIE						
1571/1893	6/16/2008	WD	Q	I		325,000
GRANTOR: SANDRON IRA & ZULLY						
GRANTEE: SHELTON JOHN WESLEY						

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