UNIT 400
IN OR 1740/780
KETCH COURTYARD OR 424/386

BANNISTER MICHAEL R
82 HIGHLAND AVE
WATERTOWN, MA 02472

2025

00-00-31-141K-0400-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		4 100
Recreation	POOL	POOL 100
Location	CORNER	CORNER 100
View	PARTIAL OC	PARTIAL OC 100
Desirability	4TH FLOOR	4TH FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
Bathrooms		3 100
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	1068.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,300			1,300	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1415200		1,300				1984	1984	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

3150 S FLETCHER AV 400, 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	691,150
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	691,150
SOH/AGL Deduction	154,044
ASSESSED VALUE	537,106
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	537,106
TOTAL JUST VALUE	691,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	677,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080443	ELEC OTHER	75	03/20/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1740/0780	5/20/2011	WD	U	I	11	300,000
GRANTOR: REGIONS BANK						
GRANTEE: BANNISTER MICHAEL R						
1716/1756	12/28/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: REGIONS BANK						

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