

ELEMENT		CD		CONSTRUCTION	
Floor		1	100	152	100
Recreation	POOL	POOL	100		
Location	INTERIOR	INTERIOR	100	1 CONDO - 0% - 0	
View Lump Sum	OCEAN	OCEAN	100		
Desirability	FLOOR	1ST FLOOR	100		
Balcony	FOP	FOP	100		
Parking	OPEN/COVER	OPEN/COVER	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 1089.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	948			948	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
		948				1983	1983	100	100	0	
HX Base Yr											

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		592,000	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		592,000	
SOH/AGL Deduction		34,178	
ASSESSED VALUE		557,822	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		557,822	
TOTAL JUST VALUE		592,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		586,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2776/801	3/21/2025	WD	Q	I	01	650,000
GRANTOR: ALTMANN LORI J						
GRANTEE: BICKERSTAFF JENNIFER						
2150/0183	10/05/2017	WD	Q	I	01	400,000
GRANTOR: LEWIS EDWARD L						
GRANTEE: ALTMANN LORI J						

EXTRA FEATURES																
L N	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
382 S FLETCHER AVE 106, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																
TOTALS 0																

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV