UNIT 201
IN OR 2124/826
OCEANS OF AMELIA OR 382/205

MCINERNEY CHRISTINE
5 BEACHWAY
PORT WASHINGTON, NY 11050

**2025**

**00-00-31-155A-0201-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 2 100 |
| Recreation | POOL | POOL 100 |
| Location | EXTERIOR | EXTERIOR 100 |
| View Lump Sum | OCEAN | OCEAN 100 |
| Desirability | 2ND FLOOR | 2ND 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 | |

1552100

## 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 | | |

1 CONDO – 0% - 0

HX Base Yr

382 S FLETCHER AVE 201, 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 | 606,800 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 606,800 |
| SOH/AGL Deduction | 35,031 |
| ASSESSED VALUE | 571,769 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 571,769 |
| TOTAL JUST VALUE | 606,800 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 600,650 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20101552 | H/AC | 2,000 | 09/10/2010 |
| 20034183 | REMODEL | 1,000 | 11/24/2003 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2124/0826 | 5/31/2017 | WD | Q | I | 01 | 417,000 |
| GRANTOR: PRICE IONA C TRUSTEE | | | | | | |
| GRANTEE: MCINERNEY CHRISTINE | | | | | | |
| 1641/0857 | 9/25/2009 | WD | Q | I | 01 | 370,000 |
| GRANTOR: AVERETT UNIVERSITY | | | | | | |
| GRANTEE: PRICE IONA C TRUSTE | | | | | | |

### 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