

UNIT 204
IN OR 1877/119
OCEANS OF AMELIA OR 382/205

BARKER BRIAN K & MELISSA W
382 S FLETCHER AV #204
FERNANDINA BEACH, FL 32034

2025

00-00-31-155A-0204-0000

BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS											NASSAU COUNTY PROPERTY			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY	
Floor		2 100	15	2100	948				1983	1983	100	100	0			STANDARD
Recreation	POOL	POOL 100	1													
Location	INTERIOR	INTERIOR 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											

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
20080824	XFOB	9,400	05/14/2008
20080667	H/AC	2,000	04/24/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1877/0119	8/30/2013	WD	Q	I	02	293,000
GRANTOR: BOSTON VALLEY POTTERY						
GRANTEE: BARKER BRIAN K & ME						
0904/1048	10/21/1999	WD	Q	I		195,000
GRANTOR: SACK ALVIN L & NANCY						
GRANTEE: BOSTON VALLEY POTTE						

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 204, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

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