UNIT 209
IN OR 2132/1427
OCEANS OF AMELIA OR 382/205

THOMPSON DEBORAH CARON/THOMPSON KEITH SCOTT
382 S FLETCHER AVENUE UNIT 209
FERNANDINA BEACH, FL 32034

2025

00-00-31-155A-0209-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		2 100	1552100
Recreation	POOL	POOL 100	
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	

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 – 100% - 2020

HX Base Yr 2020

382 S FLETCHER AVE 209, 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		183,744
ASSESSED VALUE		423,056
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		372,334
TOTAL JUST VALUE		606,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		600,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180854	REMODEL	65,000	03/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2132/1427	7/03/2017	WD	Q	I	01	400,000
GRANTOR: THOMAS ELIZABETH D						
GRANTEE: THOMPSON DEBORAH CA						
1566/0232	5/13/2008	QC	Q	I	01	100
GRANTOR: DEE DAVID M						
GRANTEE: THOMAS ELIZABETH D						

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