

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
Floor		3 100	15	2100	948				1983	1983	100	100	0		
Recreation	POOL	POOL 100	1 CONDO - 0% - 2025												
Location	INTERIOR	INTERIOR 100	HX Base Yr												
View Lump Sum	OCEAN	OCEAN 100													
Desirability	FLOOR	3RD FLOOR 100													
Balcony	FOP	FOP 100													
Parking	OPEN/COVER	OPEN/COVER 100													
Bedrooms		2 100													
Bathrooms		2 100													
Oth Rooms		2 100													
User Defined	REMDL/UPDT	REMDL/UPDT 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											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			621,600
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			621,600
SOH/AGL Deduction			0
ASSESSED VALUE			621,600
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			621,600
TOTAL JUST VALUE			621,600
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			615,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070536	OTHER	800	04/04/2007
20070541	ELEC OTHER	500	04/04/2007
20070497	REMODEL	15,000	03/23/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2703/116	3/28/2024	WD	Q	I	01	749,000
GRANTOR: MILLER CYNTHIA & DOUG						
GRANTEE: CSL EXCHANGE LLC						
2626/1254	3/21/2023	LE	U	I	11	100
GRANTOR: MILLER CYNTHIA & DOUG						
GRANTEE: MILLER DOUGLAS & CY						

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 304, 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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV