

ELEMENT		CD	CONSTRUCTION		
Floor			3	100	
Recreation	POOL		POOL	100	
Location	INTERIOR		INTERIOR	100	
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	
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															
152	100	948				1983	1983	100	100	0		HX Base Yr														
1 CONDO - 0% - 0																										
382 S FLETCHER AVE 309, FERNANDINA BEACH																										
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>															BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																								
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L	OB/XF	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									
TOTAL OB/XF 0																										

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				35,886		
ASSESSED VALUE				585,714		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				585,714		
TOTAL JUST VALUE				621,600		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				615,300		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/111	10/23/2023	QC	U	I	11	100
GRANTOR: MORAN JOHN E JR						
GRANTEE: MORAN JOHN E JR & G						
0410/0105	1/01/1984	WD	Q	I		106,000
GRANTOR:						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						

LAND DESCRIPTION										TOTAL OB/XF															
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPHT 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																									