



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	152	100	948				1983	1983	100	100	0		
Recreation	POOL	POOL 100	1 CONDO - 0% - 2024												
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													
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											

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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		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE
2679/111	11/03/2023	WD Q	I	01	750,000
GRANTOR: BELL JACQUELINE B					
GRANTEE: WOODRUFF FAMILY TRU					
1292/0455	2/02/2005	WD U	I	07	100
GRANTOR: BELL CLIFFORD A					
GRANTEE: BELL JACQUELINE B					
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
382 S FLETCHER AVE 310, FERNANDINA BEACH																								
0																								