UNIT D-3
OCEAN DUNES OR 379/359

HOWELL RANDY & MARSHA
6312 RIVER CHASE DRIVE
BLACKSHEAR, GA 31516

2025

00-00-31-155D-000D-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		3 100	1553100
Recreation	POOL	POOL 100	
Location	END	END 100	
View	OCEAN	OCEAN 100	
Desirability	3RD FLOOR	3RD FLOOR 100	
Balcony	FOP	FOP 100	
Parking	OPEN	OPEN 100	
Bedrooms		2 100	
Bathrooms		2 100	
Oth Rooms		2 100	
User Defined	REMODEL	REMODEL 100	
Quality	03	Quality Level 03	
DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1067.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,170			1,170	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		1,170				1983	1983	100	100	0		

1 CONDO – 0% - 2025 HX Base Yr

3200 S FLETCHER AV D-3, 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	616,400
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	616,400
SOH/AGL Deduction	0
ASSESSED VALUE	616,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	616,400
TOTAL JUST VALUE	616,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	637,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110539	H/AC	2,000	04/12/2011
20051236	REMODEL	25,000	02/14/2005
20042130	ELEC OTHER	3,000	11/12/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2710/27	5/06/2024	WD	Q	I	01	700,000
GRANTOR: RAGGIO HENRY						
GRANTEE: HOWELL RANDY & MARS						
2409/0026	11/16/2020	WD	Q	I	01	420,000
GRANTOR: CHAMBLESS VERNON L						
GRANTEE: RAGGIO HENRY & MARI						

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