

UNIT 101
IN OR 576/990
THE PELICANS OR 454/407

WALTHALL OIL COMPANY
2510 ALLEN RD
MACON, GA 31216

2025

00-00-31-1632-0101-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
FLOOR										1632000										2									
Recreation POOL										1 CONDO - 0% - 0										HX Base Yr									
TENNIS CT																													
Location EXTERIOR																													
View Lump Sum OCEAN																													
Desirability FLOOR																													
Balcony FOP																													
Parking COVERED																													
Bedrooms																													
Bathrooms																													
Oth Rooms																													
User Def FIREPLACE																													
FIREPLACE																													
Quality 03																													
DOR CODE 0400																													
MAP NUM																													
NEIGHBORHOOD/LOC																													
AREA TYPE																													
TOTAL GROSS AREA																													
PCT OF BASE																													
YEAR																													
TOT ADJ AREA																													
SUBAREA MARKET VALUE																													
TOTALS																													
EXTRA FEATURES																													
3460 S FLETCHER AV																													
101, FERNANDINA BEACH																													
BLD DATE																													
XF DATE																													
INC DATE																													
LGL DATE																													
LAND DATE																													
AG DATE																													
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																													
LAND DESCRIPTION																													
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																													
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																													