

ELEMENT		CD	CONSTRUCTION		
Floor			1	100	
Recreation	POOL		POOL	100	
Recreation	TENNIS CT		TENNIS CT	100	
Location	INTERIOR		INTERIOR	100	
View Lump Sum	OCEAN		OCEAN	100	
Desirability	FLOOR		1ST FLOOR	100	
Balcony	FOP		FOP	100	
Parking	COVERED		COVERED	100	
Bedrooms			3	100	
Bathrooms			2	100	
Oth Rooms			2	100	
User Defined	MODEL		REMODEL	100	
User Defined	FIREPLACE		FIREPLACE	100	
Quality	03		Quality Level 03		
DOR CODE	0400		CONDOMINIUM		
MAP NUM			MKT AREA	01	
NEIGHBORHOOD/LOC	1063.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,606			1,606	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
		1632000				1985	1985	100	100	0	
1 CONDO - 0% - 0											
HX Base Yr											

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		681,000	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		681,000	
SOH/AGL Deduction		0	
ASSESSED VALUE		681,000	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		681,000	
TOTAL JUST VALUE		681,000	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		716,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121997	REMODEL	2,000	09/26/2012
20062799	REMODEL	1,500	12/22/2006
20062679	OTHER	3,000	12/07/2006
20062572	REMODEL	30,000	11/17/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2419/0671	12/02/2020	WD	U	I	30	650,000
GRANTOR: CARTER D LARRY & PAUL						
GRANTEE: DCC INVESTMENTS LLC						
2048/0692	5/25/2016	WD	Q	I	02	645,000
GRANTOR: MOORE KERRY VAN						
GRANTEE: CARTER D LARRY & PA						

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
3460 S FLETCHER AV 102, 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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV