



BUILDING CHARACTERISTICS			
ELEMENT	CD	CONSTRUCTION	
Floor		2	100
Recreation	POOL	POOL	100
Recreation	TENNIS CT	TENNIS CT	100
Location	INTERIOR	INTERIOR	100
View Lump Sum	OCEAN	OCEAN	100
Desirability	FLOOR	2ND FLOOR	100
Balcony	FOP	FOP	100
Parking	COVERED	COVERED	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 1063.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
TOT ADJ AREA	SUBAREA MARKET VALUE		
TOTALS	1,235		1,235

MARKET ADJUSTMENTS																
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND					
		1632000		1,235		1985	1985	100	100	0			HX Base Yr			
1 CONDO - 0% - 0																
3460 S FLETCHER AV 204, FERNANDINA BEACH																
BLD DATE		LGL DATE		XF DATE		LAND DATE		AG DATE								
L	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
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				557,700																			
TOTAL MARKET OB/XF VALUE				0																			
TOTAL LAND VALUE - MARKET				0																			
TOTAL MARKET VALUE				557,700																			
SOH/AGL Deduction				0																			
ASSESSED VALUE				557,700																			
TOTAL EXEMPTION VALUE				0																			
BASE TAXABLE VALUE				557,700																			
TOTAL JUST VALUE				557,700																			
NCON VALUE				0																			
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE				586,300																			
PERMIT NUM					ISSUED																		
DESCRIPTION		AMT																					
20222419	WINDOWS (3)	3,554	08/04/2022																				
20122002	REMODEL	2,000	09/26/2012																				
SALES DATA																							
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE																		
2546/1045	3/11/2022	WD	Q / I /	01	705,000																		
GRANTOR: SPENCE JANE M																							
GRANTEE: HERNDON MARDIE R JR																							
2521/1568	12/02/2021	QC	U / I /	11	100																		
GRANTOR: SPENCE DRUMMOND P & J																							
GRANTEE: SPENCE JANE M																							
BUILDING NOTES																							
BUILDING DIMENSIONS																							
LAND DESCRIPTION																							
L	USE CODE	CLS	LAND USE DESCRIPTION	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
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																							