UNIT 402
IN OR 2240/335
THE PELICANS OR 454/407

FLETCHER MAGIC LLC
427 SOUTH KENNEDY ST
METTER, GA 30439

2025

00-00-31-1632-0402-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		4 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	INTERIOR	INTERIOR 100
View Lump Sum	OCEAN	OCEAN 100
Desirability	4TH FLOOR	4TH FLOOR 100
Balcony	FOP	FOP 100
Parking	COVERED	COVERED 100
Bedrooms		3 100
Bathrooms		2 100
Oth Rooms		2 100
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		1,606				1985	1985	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

3460 S FLETCHER AV 402, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	851,250
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	851,250
SOH/AGL Deduction	0
ASSESSED VALUE	851,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	851,250
TOTAL JUST VALUE	851,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	895,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190539	REMODEL	45,000	09/16/2019
20122000	REMODEL	2,000	09/26/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2240/0335	11/29/2018	WD	Q	I	01	710,000
GRANTOR: JOHNSON JAN O						
GRANTEE: FLETCHER MAGIC LLC						
0833/0467	5/08/1998	WD	U	I	12	375,000
GRANTOR: WALDEN JAN W						
GRANTEE: JOHNSON DONALD E &						

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