

UNIT 403
THE PELICANS OR 454/407

PELICANS 403 LLC
1100 SIMONTON DRIVE
WATKINSVILLE, GA 30677

2025

00-00-31-1632-0403-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CD										CONSTRUCTION									
Floor										4 100										1632000									
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										3 100									
Bathrooms										2 100										2 100									
Oth Rooms										2 100										2 100									
User Def										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									
EXTRA FEATURES										3460 S FLETCHER AV 403, FERNANDINA BEACH																			
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										TOTAL OB/XF										0									
L N										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:									
Market:										0										Agricultural:									
Common:										0										PRINTED 07/30/2025 BY SYS									