

UNIT 404  
IN OR 2112/396  
THE PELICANS OR 454/407

ROTTAS PROPERTIES LLC  
7227 RAMOTH DRIVE  
JACKSONVILLE, FL 32226

2025

00-00-31-1632-0404-0000

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	FLOOR	4TH 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	% COND						
		1,235				1985	1985	100	100	0						
1 CONDO - 0% - 0																
HX Base Yr																
3460 S FLETCHER AV 404, FERNANDINA BEACH																
BLD DATE XF DATE INC DATE																
LGL 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			633,750		
TOTAL MARKET OB/XF VALUE			0		
TOTAL LAND VALUE - MARKET			0		
TOTAL MARKET VALUE			633,750		
SOH/AGL Deduction			6,017		
ASSESSED VALUE			627,733		
TOTAL EXEMPTION VALUE			0		
BASE TAXABLE VALUE			627,733		
TOTAL JUST VALUE			633,750		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			666,250		
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
20122004	REMODEL	2,000	09/26/2012		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
2112/0396	4/05/2017	WD Q	I	01	448,000
GRANTOR: WILLIAMS RICHARD J					
GRANTEE: ROTTAS PROPERTIES L					
2112/0394	3/31/2017	QC U	I	11	100
GRANTOR: HERNANDEZ D GENE REVO					
GRANTEE: WILLIAMS RICHARD J					
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV