UNIT 309
SAND DOLLAR VILLAS OR 358/475

TOMPKINS MARY LOU L/E/
3056 S FLETCHER AVE UNIT 309
FERNANDINA BEACH, FL 32034

2025

00-00-31-1665-0309-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View Lump	S.OCEAN	S. OCEAN 100
Desirability	3RD FLOOR	3RD FLOOR 100
Balcony	FOP	FOP 100
Parking	OPEN	OPEN 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	1068.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	776			776	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1665000		776				1982	1982	100	100	0		

1 CONDO – 100% - 2021 HX Base Yr 2021

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

3056 S FLETCHER AVE 309, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		449,400
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		449,400
SOH/AGL Deduction		142,590
ASSESSED VALUE		306,810
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		251,088
TOTAL JUST VALUE		449,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		445,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2669/151	9/07/2023	WD	U	I	11	100
GRANTOR: TOMPKINS MARY LOU						
GRANTEE: HARDENSTINE ELLA						
0812/0784	11/05/1997	WD	U	I	12	97,500
GRANTOR: GILLILAND CAROL B						
GRANTEE: TOMPKINS MARY LOU						

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