



BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY			
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
Floor		1 100	1675000			765				1962	1980	100	100	0			
Location	EXTERIOR	EXTERIOR 100	1 CONDO - 0% - 0														
View Lump Sum	OCEAN	OCEAN 100	HX Base Yr														
Desirability	FLOOR	1ST FLOOR 100															
Balcony	DECK/PATIO	DECK/PATIO 100															
Parking	OPEN	OPEN 100															
Bedrooms		2 100															
Bathrooms		1 100															
Oth Rooms		2 100															
Quality 03 Quality Level 03																	
DOR CODE 0400 CONDOMINIUM																	
MAP NUM			MKT AREA		01												
NEIGHBORHOOD/LOC			1093.00														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												
TOTALS			765		765												

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		414,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		414,000
SOH/AGL Deduction		0
ASSESSED VALUE		414,000
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		414,000
TOTAL JUST VALUE		414,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122331	XFOB	24,000	11/13/2012
20101142	REMODEL	5,768	07/13/2010
20101107	H/AC	3,000	07/08/2010
20052525	H/AC	2,000	08/25/2005
19990437	XFOB	750	05/17/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2342/1723	2/28/2020	WD	Q	I	01	348,000
GRANTOR: SHROADS DAVID L JR &						
GRANTEE: JOHNSTONE TIFFANY L						
0859/1581	12/21/1998	WD	U	I	12	140,000
GRANTOR: CANTRELL WILLIAM RALE						
GRANTEE: SHROADS DAVID L JR						

EXTRA FEATURES																
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
316 S FLETCHER AVE A, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																
TOTALS 0																

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV