

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		1 100	1675000
Location	EXTERIOR	EXTERIOR 100	
View Lump Sum	OCEAN	OCEAN 100	1 CONDO - 0% - 0
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
TOTALS	765		765

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
		765				1962	1980	100	100	0	
HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
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
20101417	REMODEL	7,133	08/24/2010
20101229	REMODEL	600	07/27/2010
19990437	XFOB	750	05/17/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2338/1127	2/10/2020	WD	Q	I	01	329,000
GRANTOR: LEHMAN CHARLES & MAGD						
GRANTEE: FRIEDERICHS BRIAN P						
1564/1425	5/05/2008	WD	Q	I		308,000
GRANTOR: JENSEN SCOTT RICHARD						
GRANTEE: LEHMAN CHARLES & MA						

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 B, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

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