UNIT 3N &
F/K/A CARPORT UNIT I-12
N/K/A PARKING UNIT I-12

SWANIGER GREGORY T & MARIA F
3350 S FLETCHER AVE APT 3N
FERNANDINA BEACH, FL 32034

2026

00-00-31-1030-003N-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Recreation	POOL	POOL 100
Location	EXTERIOR	EXTERIOR 100
View Lump Sum	OCEAN	OCEAN 100
Desirability	3RD FLOOR	3RD FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	1 OPEN SPC	1 OPEN SPC 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
Quality	03	Quality Level 03

1030000

DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1065.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,130			1,130	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		1,130				1974	1974	100	100	0		

1 CONDO 100% - 2018 HX Base Yr 2018

3350 S FLETCHER AV 3N, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		549,250
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		549,250
SOH/AGL Deduction		227,002
ASSESSED VALUE		322,248
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		265,837
TOTAL JUST VALUE		549,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		554,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2040/1802	4/12/2016	WD	Q	I	01	315,000
GRANTOR: PUTNAM NATHAN W & SUS						
GRANTEE: SWANIGER GREGORY T						
1574/0971	6/30/2008	WD	Q	I		425,000
GRANTOR: GREENWAY W J JR & V O						
GRANTEE: PUTNAM SUSAN P & NA						

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 07/09/2026 BY SYS