UNIT 5D &
F/K/A CARPORT UNIT I-84 &II-16
N/K/A PARKING UNIT I-84 &II-16

K & J THOMAS PROPERTIES LLC
3120 W SR 235
BROOKER, FL 32622

2026

00-00-31-1030-005D-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		5 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View Lump Sum	OCEAN	OCEAN 100
Desirability	5TH FLOOR	5TH FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	2 OPEN SPC	2 OPEN SPC 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 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
1030000		1,130				1974	1974	100	100	0		

1 CONDO 0% - 2025 HX Base Yr

3350 S FLETCHER AV 5D, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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	0
ASSESSED VALUE	549,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	549,250
TOTAL JUST VALUE	549,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	554,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211007	REMODEL	30,000	02/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2690/1188	1/19/2024	WD	Q	I	01	690,000
GRANTOR: CHRISTENSON STEVEN &						
GRANTEE: K & J THOMAS PROPER						
2128/0122	6/19/2017	WD	Q	I	01	319,500
GRANTOR: FANJOY ALLAN G REV TR						
GRANTEE: CHRISTENSON STEVEN						

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