

UNIT 101
ATLANTIS OR 324/434

WRIGHT RAMEE AMELIA/WRIGHT JANET
515 WOODLAKE CIRCLE
DOUGLAS, GA 31535

2026

00-00-31-1070-0101-0000



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										PAGE 1 of 1 2									
Floor										1070000										1									
Recreation POOL										POOL 100										1 CONDO 0% - 2024									
Recreation TENNIS CT										TENNIS CT 100										HX Base Yr									
Location EXTERIOR										EXTERIOR 100																			
View Lump Sum OCEAN										OCEAN 100																			
Desirability FLOOR										1ST FLOOR 100																			
Balcony FOP/PATIO										FOP/PATIO 100																			
Parking OPEN										OPEN 100																			
Bedrooms										3 100																			
Bathrooms										2 100																			
Oth Rooms										2 100																			
User Defined REMODEL										REMODEL 100																			
Quality										03 Quality Level 03																			
DOR CODE										0400 CONDOMINIUM																			
MAP NUM										MKT AREA										01									
NEIGHBORHOOD/LOC										1064.00																			
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
TOTALS										1,325										1,325									
EXTRA FEATURES										3420 S FLETCHER AV 101, FERNANDINA BEACH																			
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																													
LAND DESCRIPTION										TOTAL OB/XF										0									
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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									