UNIT 1-A
CAPTAINS HOUSE OR 404/170

RONCSKA ROBERT & STEPHANIE
1800 VIA PALERMO
WINTER PARK, FL 32789

2026

00-00-31-1170-0001-00A0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 100
View Lump Sum	OCEAN	OCEAN 100
Desirability	1ST FLOOR	1ST FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 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	1090.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,030			1,030	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1170000		1,030				1983	1983	100	100	0		

1 CONDO 0% - 2024 HX Base Yr

268 S FLETCHER AVE 1-A, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	632,500
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	632,500
SOH/AGL Deduction	0
ASSESSED VALUE	632,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	632,500
TOTAL JUST VALUE	632,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	635,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122038	H/AC	3,500	10/02/2012
20111717	REPAIR/RRF	1,000	09/28/2011
20090937	OTHER	2,035	07/17/2009
20080359	REPAIR/RRF	9,500	03/07/2008
20070423	REPAIR/RRF	9,200	03/09/2007
20051325	REPAIR/RRF	7,000	02/28/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2649/1205	6/23/2023	WD	Q	I	01	740,000
GRANTOR: NIEHAUS RICHARD A & W						
GRANTEE: RONCSKA ROBERT & ST						
0566/0277	3/28/1989	WD	Q	I	05	0
GRANTOR: BARNETT BANK OF ST JO						
GRANTEE: NIEHAUS RICHARD A &						

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