UNIT 304
IN OR 1672/1664
CORAL SANDS OR 540/470-508

LIZ PROPERTIES LLC
263 RANCH RD
BLOOMINGDALE, GA 31302

2026

00-00-31-1225-0304-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Location	INTERIOR	INTERIOR 100
View Lump Su	OCEAN	OCEAN 100
Desirability	3RD FLOOR	3RD FLOOR 100
Balcony	FOP/PATIO	FOP/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	1088.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	801			801	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1225000		801				1985	1985	100	100	0		

1 CONDO 0% - 0 HX Base Yr

426 S FLETCHER AVE 304, 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	508,200
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	508,200
SOH/AGL Deduction	1,533
ASSESSED VALUE	506,667
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	506,667
TOTAL JUST VALUE	508,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	521,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081247	REPAIR/RRF	40,444	08/04/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1672/1664	4/15/2010	QC	U	I	11	100
GRANTOR: ALLEN JUANITA BANKS						
GRANTEE: LIZ PROPERTIES LLC						
1572/1687	6/20/2008	PR	Q	I	01	100
GRANTOR: ALLEN JUANITA B P/R						
GRANTEE: ALLEN JUANITA BANKS						

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