UNIT D-3
OCEAN DUNES OR 379/359

**HOWELL RANDY & MARSHA**
6312 RIVER CHASE DRIVE
BLACKSHEAR, GA 31516

**2026**

**00-00-31-155D-000D-0030**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Floor | | 3 100 1553100 |
| Recreation | POOL | POOL 100 |
| Location | END | END 100 |
| View | OCEAN | OCEAN 100 |
| Desirability | 3RD FLOOR | 3RD FLOOR 100 |
| Balcony | FOP | FOP 100 |
| Parking | OPEN | OPEN 100 |
| Bedrooms | | 2 100 |
| 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 | 1067.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | 1,170 | | | 1,170 | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 CONDO | | 1,170 | | | | 1983 | 1983 | 100 | 100 | 0 | | |

0% - 2025 HX Base Yr

3200 S FLETCHER AV D-3, 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 | 604,900 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 604,900 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 604,900 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 604,900 |
| TOTAL JUST VALUE | 604,900 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 616,400 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20110539 | H/AC | 2,000 | 04/12/2011 |
| 20051236 | REMODEL | 25,000 | 02/14/2005 |
| 20042130 | ELEC OTHER | 3,000 | 11/12/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2710/27 | 5/06/2024 | WD | Q | I | 01 | 700,000 |
| GRANTOR: RAGGIO HENRY | | | | | | |
| GRANTEE: HOWELL RANDY & MARS | | | | | | |
| 2409/0026 | 11/16/2020 | WD | Q | I | 01 | 420,000 |
| GRANTOR: CHAMBLESS VERNON L | | | | | | |
| GRANTEE: RAGGIO HENRY & MARI | | | | | | |

## 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