UNIT 101
THE TERRACES @ BEACHSIDE CONDO
OR 1198/45-113

FAGAN NANCY M
2002 POND RIDGE CT UNIT 1403
FLEMING ISLE, FL 32003

2026

00-00-31-176T-0101-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		1 100	1768100
Location	EXTERIOR	EXTERIOR 100	
View	ANGLE OCEA	ANGLE OCEA 100	
Desirability	1ST FLOOR	1ST FLOOR 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	OPEN/COVER	OPEN/COVER 100	
Bedrooms		1 100	
Bathrooms		2 100	
Oth Rooms		2 100	
User Defined	STORAGE	STORAGE 100	
Quality	03	Quality Level 03	
DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,092			1,092	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1 CONDO	0% - 2026	1,092				2003	2003	100	100	0	HX Base Yr	

32 S FLETCHER AVE 101, 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	453,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	453,000
SOH/AGL Deduction	0
ASSESSED VALUE	453,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	453,000
TOTAL JUST VALUE	453,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	458,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032778	NEW CONSTR	2,000	03/26/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2832/1028	11/20/2025	WD	Q	I	01	552,500
GRANTOR: FEW SARAH						
GRANTEE: FAGAN NANCY M						
2438/1027	2/22/2021	QC	U	I	11	100
GRANTOR: FEW GAVIN						
GRANTEE: FEW SARAH						

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