

LOT W 70 FT OF 32
IN OR 2486/572
AMELIA LIGHTHOUSE RESERVATION

78 SHERIDAN ATLANTA LLC
3100 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1020-0032-0020



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														
Exterior Wall	15	CONC BLOCK 70	2700	01	1,558	124.5420	148.52	231,394	1947	2002	0	0	10.00	90.00	VALUATION BY STANDARD														
Exterior Wall	23	REINF CONC 30	1 DUPLEX - 0% - 0													Heated Area: 1558													
Roof Structure	03	GABLE/HIP 100	HX Base Yr																										
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 70																											
Interior Floor	11	CLAY TILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	4	100																											
Bathrooms	2	100																											
Frame	03	MASONRY 100																											
Stories	1.	1. 100																											
Units	0	100																											
BUD8 Adjustme	02	DIST FB 100																											
Occupancy	00	NONE 100																											
Quality	05	Quality Level 05																											
DOR CODE	0800		MULTI-FAMILY																										
MAP NUM			MKT AREA		01																								
NEIGHBORHOOD/LOC	1057.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
APT	779	100	779	104,127																									
HXB	779	100	779	104,127																									
TOTALS															1,558	1,558	208,255												
EXTRA FEATURES															212 S FLETCHER AVE, 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												
1	0940	SHEDS/PORT	0	0	9	7	63.00	SF	30.00	30.00	100	2005	2005	3	27	510													
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1947	1947	3	20	700													
3	0810	CONCRETE A	0	0	0	0	1,580.00	SF	6.50	6.50	100	2005	2005	3	87	8,935													
4	0940	SHEDS/PORT	0	0	18	7	126.00	SF	33.00	33.00	100	2004	2004	3	24	998													
5	0810	CONCRETE A	0	0	35	12	420.00	SF	6.50	6.50	100	2004	2004	3	86	2,348													
6	1242	WD DECK A	0	0	18	17	306.00	SF	12.00	12.00	100	2004	2004	3	24	881													
7	1242	WD DECK A	0	0	22	22	484.00	SF	12.00	12.00	100	2004	2004	3	24	1,394													
8	0940	SHEDS/PORT	0	0	7	5	35.00	SF	27.00	27.00	100	2004	2004	3	24	227													
9	0476	VF 6 SBPL	0	0	0	0	68.00	LF	32.00	32.00	100	2004	2004	3	66	1,436													
TOTAL OB/XF															17,429														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000800	C	MULTI-FAM	0		R-3	75.00	70.00	75.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	450,000												
REVIEW DATE 02/22/2018 BY DJX Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS																													