

LOT 20 (EX S30 FT)  
IN OR 2485/965  
MIRAMAR BEACH PB 2/61

78 SHERIDAN ATLANTA LLC  
3100 S FLETCHER AVE  
FERNANDINA BEACH, FL 32046

2023

00-00-31-1460-0020-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 12 | CEDAR 60       |
| Exterior Wall            | 17 | CB STUCCO 40   |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 11 | CLAY TILE 60   |
| Interior Floor           | 12 | HARDWOOD 40    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 4  | 100            |
| Frame                    | 03 | MASONRY 100    |
| Stories                  | 2. | 2. 100         |
| Units                    | 0  | 100            |
| BUD8 Adjustme            | 02 | DIST FB 100    |

Quality 06 Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1051.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 720              | 100         | 720          | 148,002              |
| BAS       | 90               | 100         | 90           | 18,501               |
| BAS       | 90               | 100         | 90           | 18,501               |
| FOP       | 30               | 30          | 9            | 1,850                |
| FOP       | 30               | 30          | 9            | 1,850                |
| FOP       | 336              | 30          | 101          | 20,762               |
| FUS       | 1,248            | 100         | 1,248        | 256,537              |
| UGR       | 528              | 45          | 238          | 48,923               |
| UST       | 32               | 45          | 14           | 2,878                |
| TOTALS    | 3,104            |             | 2,519        | 517,802              |

EXTRA FEATURES

| 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   | 0810       | CONCRETE A  | 0   | 0   | 54 | 22 | 1,188.00 | SF | 6.50     | 6.50           | 100       | 1970    | 1970        | 3 | 22     | 1,699           |       |
| 2   | 0810       | CONCRETE A  | 0   | 0   | 33 | 11 | 363.00   | SF | 6.50     | 6.50           | 100       | 1988    | 1988        | 3 | 57     | 1,345           |       |
| 3   | 0416       | DUNEWALKS   | 0   | 0   | 80 | 4  | 424.00   | SF | 15.00    | 15.00          | 100       | 1991    | 1991        | 3 | 20     | 1,272           |       |
| 4   | 0811       | CONCRETE B  | 0   | 0   | 0  | 0  | 733.00   | SF | 5.20     | 5.20           | 100       | 1970    | 1970        | 3 | 22     | 839             |       |
| 6   | 1242       | WD DECK A   | 0   | 0   | 0  | 0  | 120.00   | SF | 10.00    | 10.00          | 100       | 1991    | 1991        | 3 | 20     | 240             |       |
| 7   | 1242       | WD DECK A   | 0   | 0   | 24 | 12 | 480.00   | SF | 15.00    | 15.00          | 100       | 2000    | 2000        | 3 | 20     | 1,440           |       |
| 8   | 1241       | WD DECK G   | 0   | 0   | 36 | 10 | 360.00   | UT | 14.95    | 14.95          | 100       | 2000    | 2000        | 3 | 29     | 1,561           |       |
| 9   | 0877       | JACUZZI     | 0   | 0   | 0  | 0  | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 2005    | 2005        | 3 | 27     | 540             |       |
| 10  | 0855       | CONC PAVER  | 0   | 0   | 20 | 7  | 140.00   | SF | 10.00    | 10.00          | 100       | 2010    | 2010        | 3 | 92     | 1,288           |       |
| 11  | 1242       | WD DECK A   | 0   | 0   | 14 | 4  | 56.00    | SF | 10.00    | 10.00          | 100       | 2000    | 2000        | 3 | 20     | 112             |       |

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1   | 000120   | C   | SFR OCN FT           | 0   | 0006 | R-1      | 90.00 | 150.00 | 90.00       | FF        |     | 1.00     | 1.00   | 1.00    | 15,000.00  | 15,000.00      | 1,350,000  |                             |      |         |      |     |    |        |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |       |        |  |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0500               | 11  | 2,519     | 166.7635    | 237.64         | 598,615        | 1970 | 1995 | 0    | 0    | 0 | 13.50 | 86.50  |  |

1 SFR CUST - 0% - 0

Heated Area: 2148

HX Base Yr

Diagram illustrating the layout and dimensions of the property, showing various rooms and their areas:

- JST 1993: 4x4
- UGR 1993: 24x24
- BAS 1993: 24x24
- FOP 2014: 12x28
- FUS 1993: 24x42
- FOP 2005: 6x5
- BAS 2005: 15x15

1600 S FLETCHER AVE, FERNANDINA BEACH

| 1600 S FLETCHER AVE, FERNANDINA BEACH |    |          |                |           |         |             |   |        |                 | INC DATE |  | AG DATE |  |
|---------------------------------------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|----------|--|---------|--|
| UNITS                                 | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES    |  |         |  |
| 1,188.00                              | SF | 6.50     | 6.50           | 100       | 1970    | 1970        | 3 | 22     | 1,699           |          |  |         |  |
| 363.00                                | SF | 6.50     | 6.50           | 100       | 1988    | 1988        | 3 | 57     | 1,345           |          |  |         |  |
| 424.00                                | SF | 15.00    | 15.00          | 100       | 1991    | 1991        | 3 | 20     | 1,272           |          |  |         |  |
| 733.00                                | SF | 5.20     | 5.20           | 100       | 1970    | 1970        | 3 | 22     | 839             |          |  |         |  |
| 120.00                                | SF | 10.00    | 10.00          | 100       | 1991    | 1991        | 3 | 20     | 240             |          |  |         |  |
| 480.00                                | SF | 15.00    | 15.00          | 100       | 2000    | 2000        | 3 | 20     | 1,440           |          |  |         |  |
| 360.00                                | UT | 14.95    | 14.95          | 100       | 2000    | 2000        | 3 | 29     | 1,561           |          |  |         |  |
| 1.00                                  | UT | 2,000.00 | 2,000.00       | 100       | 2005    | 2005        | 3 | 27     | 540             |          |  |         |  |
| 140.00                                | SF | 10.00    | 10.00          | 100       | 2010    | 2010        | 3 | 92     | 1,288           |          |  |         |  |
| 56.00                                 | SF | 10.00    | 10.00          | 100       | 2000    | 2000        | 3 | 20     | 112             |          |  |         |  |

| NASSAU COUNTY PROPERTY    |  |           |  | PAGE 1 of 2 |  |  |  |
|---------------------------|--|-----------|--|-------------|--|--|--|
| VALUATION BY              |  |           |  | STANDARD    |  |  |  |
| Tax Group: 2              |  | Tax Dist: |  |             |  |  |  |
| BUILDING MARKET VALUE     |  |           |  | 517,802     |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |           |  | 11,213      |  |  |  |
| TOTAL LAND VALUE - MARKET |  |           |  | 1,350,000   |  |  |  |
| TOTAL MARKET VALUE        |  |           |  | 1,879,015   |  |  |  |
| SOH/AGL Deduction         |  |           |  | 0           |  |  |  |
| ASSESSED VALUE            |  |           |  | 1,879,015   |  |  |  |
| TOTAL EXEMPTION VALUE     |  |           |  | 0           |  |  |  |
| BASE TAXABLE VALUE        |  |           |  | 1,879,015   |  |  |  |
| TOTAL JUST VALUE          |  |           |  | 1,879,015   |  |  |  |
| NCON VALUE                |  |           |  | 0           |  |  |  |
| INCOME VALUE              |  |           |  |             |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |           |  | 1,896,085   |  |  |  |

| PERMIT NUM | DESCRIPTION       | AMT     | ISSUED     |
|------------|-------------------|---------|------------|
| 20222518   | REMODEL           | 130,000 | 10/28/2022 |
| 20142524   | FOP/DCK           | 2,000   | 11/26/2014 |
| 20141331   | REPAIR/RRF        | 26,000  | 06/20/2014 |
| 2002923    | MOVE WATER HEATER | 0       | 05/11/2000 |
| 2002893    | ELEC. REMODEL     | 0       | 05/09/2000 |
| 991417     | REMODEL/ADD ENTRA | 0       | 10/21/1999 |

| SALES DATA                   |            |           |     |     |        |            |  |
|------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2485/0965                    | 8/05/2021  | WD        | Q   | I   | 01     | 2,350,000  |  |
| GRANTOR: ROGERS THERON L     |            |           |     |     |        |            |  |
| GRANTEE: 78 SHERIDAN ATLANTA |            |           |     |     |        |            |  |
| 1895/1763                    | 12/30/2013 | WD        | Q   | I   | 01     | 805,000    |  |
| GRANTOR: MORSELLO ROSEMARIE  |            |           |     |     |        |            |  |
| GRANTEE: ROGERS THERON L     |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] N24 W30 UGR=[YR=1993] W18 UST=[YR=1993] N8 W4 S8 E4\$ W4 S24 E22 N24\$S24 FOP=[YR=2005] S6 E5 BAS=[YR=2005] E15 N6 W15 S6\$N6 W5\$ E30\$ PTR=N60 FUS=[YR=1993] E24 FOP=[YR=2014] N12 E28 S12 W28\$ E28 S24 W10 BAS=[YR=2005] S6 W15 FOP=[YR=2005] W5 N6 E5 S6\$ N6 E15\$ W42 N24\$ S60\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

**78 SHERIDAN ATLANTA LLC**  
3100 S FLETCHER AVE  
FERNANDINA BEACH, FL 32046

00-00-31-1460-0020-0000

|             |            |    |     |                   |                             |           |                 |                   |                           |
|-------------|------------|----|-----|-------------------|-----------------------------|-----------|-----------------|-------------------|---------------------------|
| REVIEW DATE | 10/30/2019 | BY | DJA | Total Acres: 0.00 | Total Land Value: 1,350,000 | Market: 0 | Agricultural: 0 | Common: 1,350,000 | PRINTED 08/02/2023 BY SYS |
|-------------|------------|----|-----|-------------------|-----------------------------|-----------|-----------------|-------------------|---------------------------|