UNIT 108
SAND DOLLAR VILLAS OR 358/475

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

2023

00-00-31-1665-0108-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100 1665000
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View Lump	N.SUOCEAN	N. OCEAN 100
Desirability	1ST FLOOR	1ST FLOOR 100
Balcony	FOP	FOP 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM

MAP NUM | MKT AREA 01

NEIGHBORHOOD/LOC 1068.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		0				1982	1982	100	100	0		

1 CONDO – 0% - 0 SQFT=776 HX Base Yr

BLD DATE | LGL DATE
XF DATE | LAND DATE
INC DATE | AG DATE

3056 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	422,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	422,000
SOH/AGL Deduction	18,300
ASSESSED VALUE	403,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	403,700
TOTAL JUST VALUE	422,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	367,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2484/1112	8/02/2021	WD	Q	I	01	440,000
GRANTOR: SANDY BEACH RENTALS L						
GRANTEE: 78 SHERIDAN ATLANTA						
2458/1301	5/03/2021	WD	Q	I	01	324,000
GRANTOR: KAMMER RANDY MEG LIVI						
GRANTEE: SANDY BEACH RENTALS						

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 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS