BLOCK 8 LOTS 5 THRU 8 &
E35 FT OF LOTS 25 THRU 28
IN OR 1974/1655

SANDLAPPER II LLC
3980 SOUTH FLETCHER AVE
AMELIA ISLAND, FL 32034

2023

00-00-31-1680-0008-0050

BUILDING CHARACTERISTICS

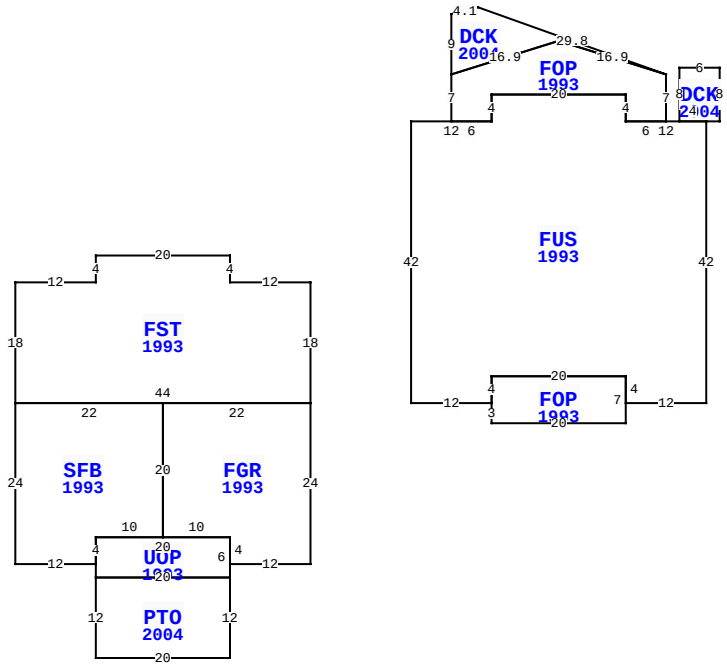
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
DCK	48	10	5	468
DCK	98	10	10	936
FGR	488	55	268	25,072
FOP	140	30	42	3,929
FOP	224	30	67	6,268
FST	872	55	480	44,904
FUS	1,848	100	1,848	172,879
PTO	240	5	12	1,123
SFB	488	80	390	36,484
UOP	120	20	24	2,245
TOTALS	4,566		3,146	294,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,146	92.4600	131.76	414,517	1972	1972	0	0	0	29.00	71.00

1 SFR CUST – 0% - 0 Heated Area: 2238 HX Base Yr



3950 S FLETCHER AVE, 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	294,307
TOTAL MARKET OB/XF VALUE	11,122
TOTAL LAND VALUE - MARKET	1,652,000
TOTAL MARKET VALUE	1,957,429
SOH/AGL Deduction	0
ASSESSED VALUE	1,957,429
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,957,429
TOTAL JUST VALUE	1,957,429
NCON VALUE	7,665
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,938,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090493	H/AC	7,207	04/22/2009
20081793	REPAIR/RRF	6,000	12/09/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/1655	4/17/2015	WD	Q	I	01	1,500,000
GRANTOR: SANDLAPPER ON AMELIA						
GRANTEE: SANDLAPPER II LLC						
1783/0337	2/02/2012	WD	U	I	30	100
GRANTOR: REICHERT ALBERT P ETA						
GRANTEE: SANDLAPPER ON AMELI						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] N18W12N4W20S4W12S18E44 $FGR=[YR=1993]
W22SFB=[YR=1993] W22S24E12 UOP=[YR=1993] S2PTO=[YR=2004]
S12E20N12W20 $E20N6W20S4$N4E10N20$S20E10S4 E12N24$ PTR=E15
FUS=[YR=1993] E12 FOP=[YR=1993] S3E20N7W20S4$N4E20S4
E12N42DCK=[YR=2004] E2N8W6S8E4$W12 FOP=[YR=1993]
E6N7DCK=[YR=2004] U10 L28 D1 L4 S9 R16 U5 D5 R16 $ U5 L16
D5 L16 S7E6N4E20S4$N4W20S4W12 S42$W15$.

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
1	0812	CONCRETE C	0	0	0	0	2,935.00	SF	4.00	4.00	100	1972	1972	3	24	2,818	
2	0810	CONCRETE A	0	0	40	5	200.00	SF	6.50	6.50	100	1972	1972	3	24	312	
3	0810	CONCRETE A	0	0	4	3	12.00	SF	6.50	6.50	100	1972	1972	3	24	19	
4	0415	BEACHWALK	0	0	24	3	72.00	SF	5.75	5.75	100	1985	1985	3	20	83	
5	1123	CB 8"	0	0	0	0	153.00	SF	6.15	6.15	100	1972	1972	3	24	226	
6	0810	CONCRETE A	0	0	0	0	1,191.00	SF	6.50	6.50	100	2019	2019	3	99	7,664	

LAND DESCRIPTION

TOTAL OB/XF 11,122

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
1	000120	C	SFR OCN FT	0			100.00	400.00	100.00	FF	3	1.18	1.00	1.18	14,000.00	16,520.00	1,652,000							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 1,652,000 Market: 0 Agricultural: 0 Common: 1,652,000 PRINTED 08/02/2023 BY SYS