BLOCK 11 LOTS 5 & 6
IN OR 2488/1481
& PT OF ABDN R/W

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

**2023**

**00-00-31-1680-0011-0050**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 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 | 11 | CLAY TILE 70 |
| Interior Floo | 13 | LVT/LAMNT 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 06 | Quality Level 06 |

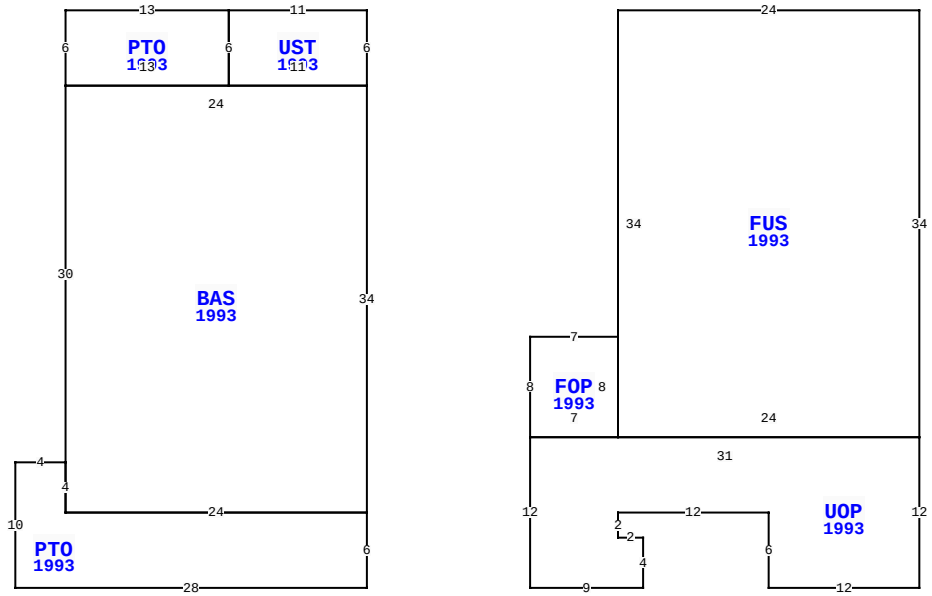
| | | | |
|---|---|---|---|
| DOR CODE | 0800 | MULTI-FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1059.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 816 | 100 | 816 | 151,596 |
| FOP | 56 | 30 | 17 | 3,158 |
| FUS | 816 | 100 | 816 | 151,596 |
| PTO | 78 | 5 | 4 | 743 |
| PTO | 184 | 5 | 9 | 1,672 |
| UOP | 308 | 20 | 62 | 11,518 |
| UST | 66 | 45 | 30 | 5,574 |
| TOTALS | 2,324 | | 1,754 | 325,857 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 11 | 1,754 | 161.0220 | 192.02 | 336,803 | 1971 | 2015 | 0 | 0 | 0 | 3.25 | 96.75 |

1 DUPLEX – 0% - 0 Heated Area: 1632 HX Base Yr




3423 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 | 325,857 |
| TOTAL MARKET OB/XF VALUE | 2,874 |
| TOTAL LAND VALUE - MARKET | 344,549 |
| TOTAL MARKET VALUE | 673,280 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 673,280 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 673,280 |
| TOTAL JUST VALUE | 673,280 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 642,920 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20120972 | DCK BRD/HNDRAIL | 1,300 | 05/30/2012 |
| B990821 | REPAIR/RRF | 5,000 | 07/13/1999 |
| B984809 | REPAIR/RRF | 1,450 | 01/13/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2488/1481 | 7/28/2021 | WD | Q | I | 01 | 707,000 |
| GRANTOR: PURPURA BRUCE F & CAM | | | | | | |
| GRANTEE: 78 SHERIDAN ATLANTA | | | | | | |
| 2270/0370 | 4/25/2019 | WD | Q | I | 01 | 585,000 |
| GRANTOR: STRAUB WILLIAM J SR & | | | | | | |
| GRANTEE: PURPURA BRUCE F & C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UST=[YR=1993] W11 PTO=[YR=1993] W13 S6 BAS=[YR=1993] S30 PTO=[YR=1993] W4 S10 E28 N6 W24 N4 $ S4 E24 N34 W24 $ E13 N6 $ S6 E11 N6 $ PTR= E20 FUS=[YR=1993] E24 S34 UOP=[YR=1993] S12 W12 N6 W12 S2 E2 S4 W9 N12 E31$ W24 FOP=[YR=1993] W7 N8 E7 S8 $ N34 $ W20 $ .

## 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 | 0801 | ASPHALT A | 0 | 0 | 0 | 0 | 1,502.00 | SF | 3.00 | 3.00 | 100 | 1971 | 1971 | 3 | 50 | 2,253 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 121.00 | SF | 6.50 | 6.50 | 100 | 1999 | 1999 | 3 | 79 | 621 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,874

| 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 | 000100 | C | SFR | 0 | | | 50.00 | 125.00 | 50.00 | FF | 1 | 1.09 | 1.00 | 1.19 | 5,800.00 | 6,890.98 | 344,549 | | | | | | | |

REVIEW DATE 10/15/2018 BY DJ Total Acres: 0.00 Total Land Value: 344,549 Market: 0 Agricultural: 0 Common: 344,549 PRINTED 08/02/2023 BY SYS