

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

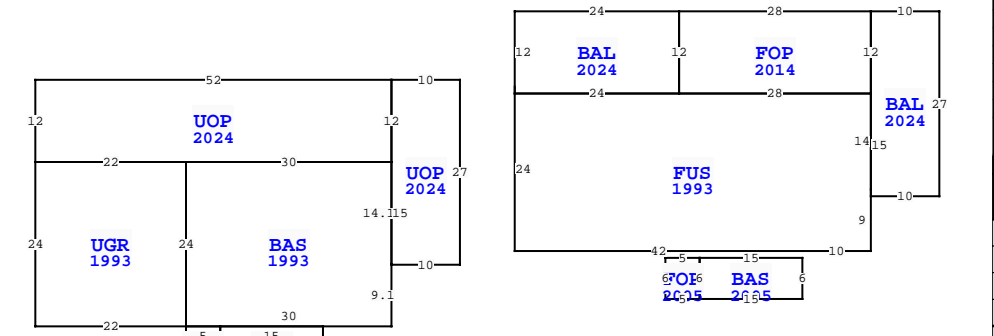
78 SHERIDAN ATLANTA LLC
3100 S FLETCHER AVE
FERNANDINA BEACH, FL 32046

2024

00-00-31-1460-0020-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	11	2,715	166.7635	250.15	679,157	1970	1995	0	0	14.00	86.00		
1 SFR CUST - 0% - 0													
Heated Area: 2096 HX Base Yr													



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
BAL	270	15	40	8,605
BAL	288	15	43	9,250
BAS	720	100	720	154,893
BAS	90	100	90	19,362
BAS	90	100	90	19,362
FOP	30	30	9	1,936
FOP	30	30	9	1,936
FOP	336	30	101	21,728
FUS	1,196	100	1,196	257,294
UGR	528	45	238	51,201
TOTALS	4,472		2,715	584,075

** This building has 12 Sub-Areas

BLD DATE	10/06/2014	KK	LGL DATE	
XF DATE			LAND DATE	05/07/2024
INC DATE			AG DATE	MLU

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	21	1,622	
2	0810	CONCRETE A	0	0	33	11	363.00	SF	6.50	6.50	100	1988	1988	3	54.5	1,286	
10	1242	WD DECK A	0	0	14	4	56.00	SF	10.00	10.00	100	2000	2000	3	20	112	
14	0416	DUNEWALKS	0	0	0	0	480.00	SF	30.00	30.00	100	2024	2023		100	14,400	

TOTAL OB/XF														17,420			
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LAND DESCRIPTION														TOTAL OB/XF 17,420											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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	16,500.00	16,500.00	1,485,000								

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		584,075	
TOTAL MARKET OB/XF VALUE		17,420	
TOTAL LAND VALUE - MARKET		1,485,000	
TOTAL MARKET VALUE		2,086,495	
SOH/AGL Deduction		0	
ASSESSED VALUE		2,086,495	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,086,495	
TOTAL JUST VALUE		2,086,495	
NCON VALUE		48,705	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,879,015	

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													
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BUILDING DIMENSIONS													
FUS=[YR=1993;ORIG=0,-60] E24 E28 D14L0 D9R0 W10 W42 N24 \$													
BAS=[YR=1993;ORIG=-18,-26] U9.1L0 U14.11R0 W30 S24 E30 \$													
UGR=[YR=1993;ORIG=-48,-50] W22 S24 E22 N24 \$													
FOP=[YR=2014;ORIG=24,-60] N12 E28 S12 W28 \$													
BAS=[YR=2005;ORIG=-43,-20] E15 N6 W15 S6 \$													
BAS=[YR=2005;ORIG=42,-36] S6 W15 N6 E15 \$													
FOP=[YR=2005;ORIG=-48,-26] S6 E5 N6 W5 \$													
FOP=[YR=2005;ORIG=27,-30] W5 N6 E5 S6 \$													
PTR=[ORIG=0,0] N60 S60 \$													
UOP=[YR=2024;ORIG=-18,-62] E10 S27 W10 N15 N12 \$													
UOP=[YR=2024;ORIG=-70,-62] E52 S12 W30 W22 N12 \$													
BAL=[YR=2024;ORIG=24,-72] W24 S12 E24 N12 \$													