

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

2024

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
---------	--	----------	----

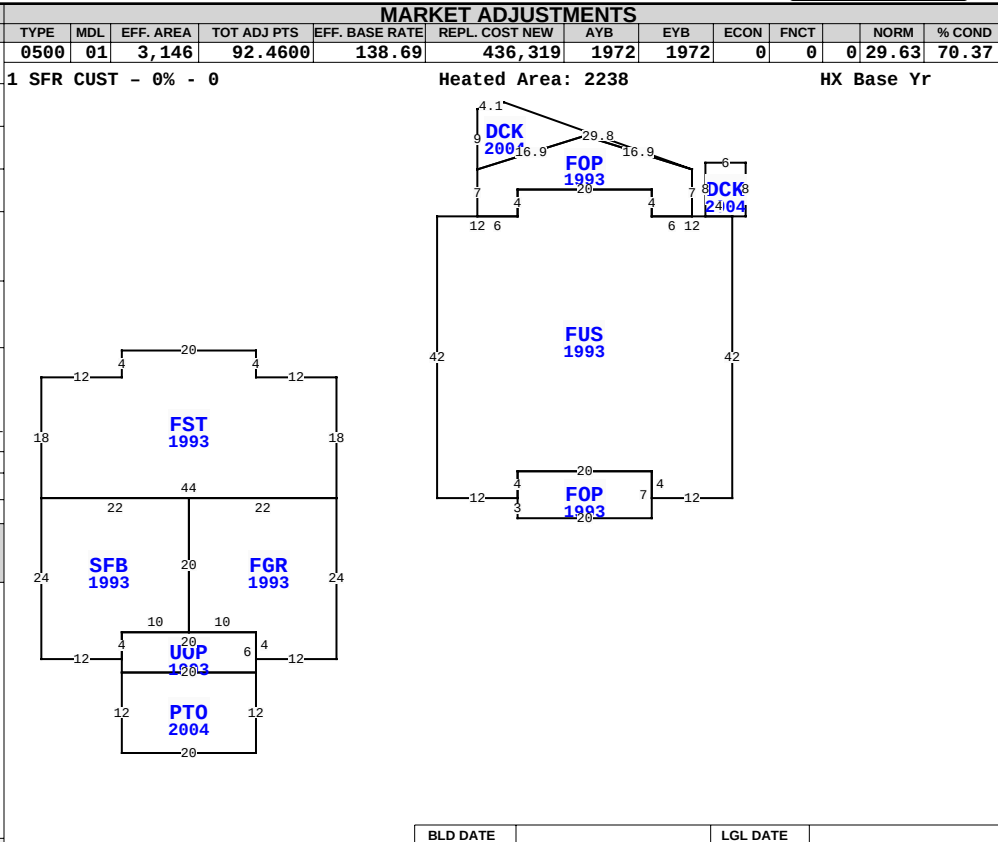
NEIGHBORHOOD/LOC	1053.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
DCK	48	10	5	488
DCK	98	10	10	976
FGR	488	55	268	26,156
FOP	140	30	42	4,099
FOP	224	30	67	6,539
FST	872	55	480	46,846
FUS	1,848	100	1,848	180,358
PTO	240	5	12	1,171
SFB	488	80	390	38,062
UOP	120	20	24	2,343
TOTALS	4,566		3,146	307,038

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	0812	CONCRETE C	0	0	0	0	2,935.00	SF	4.00	4.00	100	1972	1972	3	23	2,700	
2	0810	CONCRETE A	0	0	40	5	200.00	SF	6.50	6.50	100	1972	1972	3	23	299	
3	0810	CONCRETE A	0	0	4	3	12.00	SF	6.50	6.50	100	1972	1972	3	23	18	
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	23	216	
6	0810	CONCRETE A	0	0	0	0	1,191.00	SF	6.50	6.50	100	2019	2019	3	98	7,587	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000120	C



3950 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	10,903
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--------

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				307,038	
TOTAL MARKET OB/XF VALUE				10,903	
TOTAL LAND VALUE - MARKET				1,947,000	
TOTAL MARKET VALUE				2,264,941	
SOH/AGL Deduction				111,769	
ASSESSED VALUE				2,153,172	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				2,153,172	
TOTAL JUST VALUE				2,264,941	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,957,429	

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\$N4E10N20S20E10S4 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\$.		