

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

00-00-31-1680-0011-0050

BUILDING CHARACTERISTICS

ELEMENTCD

05

AVERAGE 50

15

CONC BLOCK 50

03

GABLE/HIP 100

03

COMP SHNGL 100

05

DRYWALL 100

11

CLAY TILE 70

13

LVT/LAMNT 30

03

CENTRAL 100

04

AIR DUCTED 100

04

5 100

02

WOOD FRAME 100

02

2. 100

02

DIST FB 100

06

Quality Level 06

0800

MULTI-FAMILY

01

MKT AREA

1059.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

816

100

816

158,085

FOP

56

30

17

3,294

FUS

816

100

816

158,085

PTO

78

5

4

775

PTO

184

5

9

1,744

UOP

308

20

62

12,011

UST

66

45

30

5,812

TOTALS

2,324

1,754

339,806

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

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

77

606

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R

D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

R-3

50.00

125.00

50.00

FF

1

1.09

1.00

1.19

6,200.00

7,366.22

368,311

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

201.28

353,045

1971

2015

0

0

3.75

96.25

NASSAU COUNTY PROPERTY

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2

VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

339,806

2,859

368,311

710,976

0

710,976

0

710,976

710,976

0

0

673,280

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 \$.

3423 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/20/2024

MLU

TOTAL OB/XF

2,859