UNIT 26
AMELIA BY THE SEA OR 148/542

DULL WILLIAM MCMILLAN
3240 S FLETCHER AVE #326
FERNANDINA BEACH, FL 32034

2025

00-00-31-1010-0026-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	INTERIOR	INTERIOR 100
View Lump Su	OCEAN	OCEAN 100
Desirability	3RD FLOOR	3RD FLOOR 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
User Defined	ORIGINAL	ORIGINAL 100
Quality	03	Quality Level 03

DOR CODE 0400 CONDOMINIUM
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1066.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,170			1,170	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1010000		1,170				1973	1973	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

3240 S FLETCHER AV 326, 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	569,640
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	569,640
SOH/AGL Deduction	61,597
ASSESSED VALUE	508,043
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	508,043
TOTAL JUST VALUE	569,640
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	564,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222415	2 SLIDIING GLASS	13,768	08/04/2022
20222012	2 DOORS	0	02/17/2022
20061114	H/AC	2,000	05/19/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2337/0523	2/03/2020	WD	Q	I	01	425,000
GRANTOR: DAYCARE CENTER INVEST						
GRANTEE: DULL WILLIAM MCMILL						
2202/1910	6/11/2018	WD	Q	I	01	400,000
GRANTOR: ROGER PALM REVOCABLE						
GRANTEE: DAYCARE CENTER INVE						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS