UNIT 63
AMELIA BY THE SEA OR 148/542

NGUYEN CHINH HUNG/NGUYEN BICHNGOC THI
3240 S FLETCHER AVE #663
FERNANDINA BEACH, FL 32034

2025

00-00-31-1010-0063-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		6 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	INTERIOR	INTERIOR 100
View Lump Su	OCEAN	OCEAN 100
Desirability	6TH FLOOR	6TH 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

1010000

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
		1,170				1973	1973	100	100	0		

1 CONDO – 100% - 2024 HX Base Yr 2024

3240 S FLETCHER AV 663, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

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		104,257
ASSESSED VALUE		465,383
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		414,661
TOTAL JUST VALUE		569,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		564,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222178	WINDOWS	4,690	04/28/2022
20111665	H/AC	2,000	09/22/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2782/1132	4/16/2025	WD	Q	I	01	720,000
GRANTOR: BURKETT TERESA K TRUS						
GRANTEE: NGUYEN CHINH HUNG						
2301/0882	8/28/2019	WD	Q	I	01	416,000
GRANTOR: RUARK MARY W TRUSTEE						
GRANTEE: BURKETT TERESA K TR						

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