

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

00-00-31-1020-0032-0020

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

15

CONC BLOCK 70

23

REINF CONC 30

03

GABLE/HIP 100

03

COMP SHNGL 100

05

DRYWALL 100

14

CARPET 70

11

CLAY TILE 30

03

CENTRAL 100

04

AIR DUCTED 100
4 100
2 100

03

MASONRY 100

1.

1. 100
0 100

02

DIST FB 100
00 NONE 100

05

Quality Level 05

0800

MULTI-FAMILY

MKT AREA

01

1057.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

APT

779

100

1993

779

113,981

HXB

779

100

1993

779

113,981

TOTALS

1,558

1,558

227,960

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

0940

SHEDS/PORT

0 0

9 7

63.00

SF

30.00

30.00

100

2005

2005

3

22

416

2

0500

FP-PRE FAB

0 0

0 0

1.00

UT

3,500.00

3,500.00

100

1947

1947

3

20

700

3

0810

CONCRETE A

0 0

0 0

1,580.00

SF

6.50

6.50

100

2005

2005

3

84

8,627

4

0940

SHEDS/PORT

0 0

18 7

126.00

SF

33.00

33.00

100

2004

2004

3

21

873

5

0810

CONCRETE A

0 0

35 12

420.00

SF

6.50

6.50

100

2004

2004

3

83

2,266

6

1242

WD DECK A

0 0

18 17

306.00

SF

12.00

12.00

100

2004

2004

3

21

771

7

1242

WD DECK A

0 0

22 22

484.00

SF

12.00

12.00

100

2004

2004

3

21

1,220

8

0940

SHEDS/PORT

0 0

7 5

35.00

SF

27.00

27.00

100

2004

2004

3

21

198

9

0476

VF 6 SBPL

0 0

0 0

68.00

LF

32.00

32.00

100

2004

2004

3

61

1,327

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000800

C

MULTI-FAMILY

0

R-3

75.00

70.00

75.00

FF

1.00

1.00

1.00

10,000.00

10,000.00

750,000

REVIEW DATE

06/05/2024

BY

KBA

Total Acres:

0.00

Total Land Value:

750,000

Market:

0

Agricultural:

0

Common:

750,000

PRINTED 07/30/2025 BY SWS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FUNCT

NORM

% COND

2700

01

1,558

124.5420

164.40

256,135

1947

2002

0

0

0

11.00

89.00

1 DUPLEX - 0% - 0

Heated Area: 1558

HX Base Yr

AREA

TOTAL

PCT

YEAR

TOT ADJ

SUBAREA

AREA

TOTAL

PCT

YEAR

TOT ADJ

SUBAREA

APT

779

100

1993

779

113,981

HXB

779

100

1993

779

113,981

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

DC

212 S FLETCHER AVE, FERNANDINA BEACH

DC

NASSAU COUNTY PROPERTY

PAGE 1 of 1

2

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

227,960

TOTAL MARKET OB/XF VALUE

16,398

TOTAL LAND VALUE - MARKET

750,000

TOTAL MARKET VALUE

994,358

SOH/AGL Deduction

209,000

ASSESSED VALUE

785,358

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

785,358

TOTAL JUST VALUE

994,358

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

713,962

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2486/0572

8/09/2021

WD Q

I

01

1,095,000

GRANTOR: DAVIS FRANKLIN B & AM

GRANTEE: 78 SHERIDAN ATLANTA

2004/0769

6/15/2018

WD Q

I

01

602,000

GRANTOR: LEONE JOHN R & JEANIN

GRANTEE: DAVIS FRANKLIN B &

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W19 HXB=[YR=1993] W19 S41 E19 N41\$S41E19N41\$.