LOT 103
IN OR 2485/1009
GA FDNA BEACH PB 2/35

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

2025

00-00-31-134A-0103-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	05	ASPH TILE 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		5 100
Bathrooms		5 100
Frame	04	REIN CONC 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

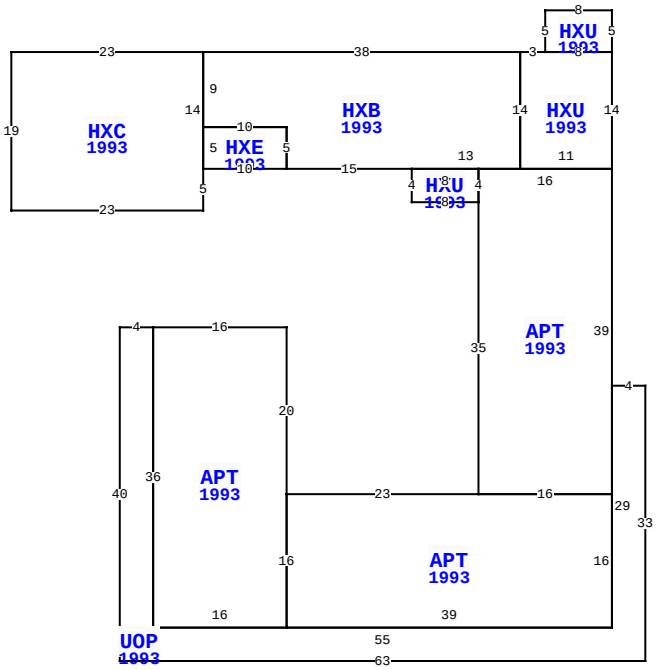
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	576	100	1993	576	59,453
APT	624	100	1993	624	64,407
APT	624	100	1993	624	64,407
HXB	482	100	1993	482	49,751
HXC	437	25	1993	109	11,251
HXE	50	80	1993	40	4,129
HXU	32	55	1993	18	1,858
HXU	40	55	1993	22	1,271
HXU	154	55	1993	85	8,774
UOP	512	20	1993	102	10,528
TOTALS	3,531			2,682	276,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2801	01	2,682	101.7600	128.22	343,886	1956	1985	0	0	0	19.50	80.50

1 QUAD PLEX - 0% - 0 Heated Area: 2346 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025 MLU
INC DATE		AG DATE	

501 OCEAN AVE 1-4, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	276,828
TOTAL MARKET OB/XF VALUE	437
TOTAL LAND VALUE - MARKET	1,195,100
TOTAL MARKET VALUE	1,472,365
SOH/AGL Deduction	176,912
ASSESSED VALUE	1,295,453
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,295,453
TOTAL JUST VALUE	1,472,365
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,272,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122207	REPLACE LINTELS	2,200	10/26/2012
20081040	RELOCATE OUTLETS	0	06/18/2008
20081029	2 DOORS & 5 WINDO	5,000	06/18/2008
20080537	4 200 AMP SERVICE	15,000	04/02/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2485/1009	8/05/2021	WD	Q	I	01	1,032,500
GRANTOR: DEUSCHLE EXEMPTION TR						
GRANTEE: 78 SHERIDAN ATLANTA						
1504/1317	6/08/2007	QC	Q	I	01	100
GRANTOR: DEUSCHLE OREN E & MER						
GRANTEE: DEUSCHLE MERLE B ET						

BUILDING NOTES

BUILDING DIMENSIONS

HXU=[YR=1993] W8 S5 HXU=[YR=1993] W3 HXB=[YR=1993] W38 HXC=[YR=1993] W23 S19 E23 N5 HXE=[YR=1993] E10 N5 W10 S5 $ N14 $ S9 E10 S5 E15 HXU=[YR=1993] S4 E8 APT=[YR=1993] S35 APT=[YR=1993] W23 APT=[YR=1993] N20 W16 UOP=[YR=1993] W4 S40 E63 N33 W4 S29 W55 N36 $ S36 E16 N16 $ S16 E39 N16 W16 $ E16 N39 W16 S4 $ N4 W8 $ E13 N14$ S14 E11 N14 W8 $ E8 N5 $.

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
1	1076	TRELLIS A	0	0	14	12	168.00	SF	7.50	7.50	100	1993	1993	3	20	252	
2	0350	CARPORT WD	0	0	18	6	108.00	SF	8.58	8.58	100	1980	1980	3	20	185	

LAND DESCRIPTION

TOTAL OB/XF 437

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
1	000800	C	MULTI-FAMILY	0	0002	R-2	74.00	100.00	74.00	FF		1.00	1.00	0.85	19,000.00	16,150.00	1,195,100							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,195,100 Market: 0 Agricultural: 0 Common: 1,195,100 PRINTED 07/30/2025 BY SYS