

UNIT 312  
IN OR 1839/10  
OCEANS OF AMELIA OR 382/205

REVITCH ABE TRUST/REVITCH ABRAHAM TRUSTEE  
382 S FLETCHER AV #312  
FERNANDINA BEACH, FL 32034

**2025**

00-00-31-155A-0312-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		3 100	152100
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	
View Lump Sum	OCEAN	OCEAN 100	
Desirability	FLOOR	3RD FLOOR 100	
Balcony	FOP	FOP 100	
Parking	OPEN/COVER	OPEN/COVER 100	
Bedrooms		2 100	
Bathrooms		2 100	
Oth Rooms		2 100	
Quality 03 Quality Level 03			
DOR CODE 0400 CONDOMINIUM			
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC 1089.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
TOTALS	948		948

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
		948				1983	1983	100	100	0	
1 CONDO - 0% - 0											
HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		621,600	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		621,600	
SOH/AGL Deduction		35,886	
ASSESSED VALUE		585,714	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		585,714	
TOTAL JUST VALUE		621,600	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		615,300	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1839/0010	1/30/2013	WD	U	I	30	100
GRANTOR: REVITCH ABE						
GRANTEE: REVITCH ABRAHAM TRU						
1785/1081	3/23/2012	WD	Q	I	02	275,000
GRANTOR: LEE DOUGLAS G						
GRANTEE: REVITCH ABE						

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
382 S FLETCHER AVE 312, FERNANDINA BEACH																

BUILDING NOTES	

BUILDING DIMENSIONS	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																								