UNIT 100
SAND DOLLAR VILLAS OR 358/475

FISHER PHILLIP/MYKHAILOVSKA TETIANA
2426 MILFORD DR
SAN RAMON, CA 94582

2025

00-00-31-1665-0100-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		1 100	1665000
Recreation	POOL	POOL 100	
Location	EXTERIOR	EXTERIOR 100	
View Lump	N.SUOCEAN	N. OCEAN 100	
Desirability	1ST FLOOR	1ST FLOOR 100	
Balcony	FOP	FOP 100	
Parking	OPEN	OPEN 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	1068.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	776			776	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		776				1982	1982	100	100	0		

1 CONDO – 0% - 0

HX Base Yr

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

3056 S FLETCHER AVE 100, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	428,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	428,000
SOH/AGL Deduction	0
ASSESSED VALUE	428,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	428,000
TOTAL JUST VALUE	428,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	424,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122111	REPAIR/RRF	3,500	10/12/2012
20110780	MECH OTHER	3,300	05/20/2011
20110771	ELEC OTHER	1,500	05/19/2011
20110538	XFOB	7,835	04/12/2011
20091736	ELEC OTHER	10,000	12/21/2009
20091398	REPAIR/RRF	10,937	10/13/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2798/670	7/01/2025	WD	Q	I	01	510,000
GRANTOR: ARLINGTON PLACE LLC						
GRANTEE: FISHER PHILLIP						
2568/1596	5/12/2022	WD	U	I	11	100
GRANTOR: YOUNGE KATHERINE P						
GRANTEE: ARLINGTON PLACE LLC						

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