UNIT 112
SAND DOLLAR VILLAS OR 358/475

SINGH GURDEEP &/VACCARELLI BARBARA A
3056 S FLETCHER AVE 112
FERNANDINA BEACH, FL 32034

2025

00-00-31-1665-0112-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100 1665000
Recreation	POOL	POOL 100
Location	END OCEAN	END OCEAN 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
User Defined	REMODEL	REMODEL 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 – 100% - 2024 HX Base Yr 2024

3056 S FLETCHER AVE 112, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		513,600
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		513,600
SOH/AGL Deduction		0
ASSESSED VALUE		513,600
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		462,878
TOTAL JUST VALUE		513,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		508,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B990458	REPAIR/RRF	950	05/18/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2271/0517	4/29/2019	WD	Q	I	01	355,000
GRANTOR: LARESEN FRANCES A						
GRANTEE: SINGH GURDEEP & BAR						
2191/0955	4/20/2018	WD	Q	I	02	340,000
GRANTOR: PRESCOTT ROBERT JR &						
GRANTEE: LARESEN FRANCES A						

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