UNIT 113
SAND DOLLAR VILLAS OR 358/475

JEDA BROTHERS LLC
41 MARCEL RD
HALFMOON, NY 12065

2025

00-00-31-1665-0113-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100 1665000
Recreation	POOL	POOL 100
Location	END OCEAN	END OCEAN 100
View Lump S.Sum	OCEAN	S. 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

3056 S FLETCHER AVE 113, 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	28,900
ASSESSED VALUE	484,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	484,700
TOTAL JUST VALUE	513,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	508,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110618	H/AC	3,000	04/25/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2772/639	2/04/2025	QC	U	I	11	100
GRANTOR: CROSBY JAMES E						
GRANTEE: JEDA BROTHERS LLC						
2772/637	2/04/2025	QC	U	I	11	100
GRANTOR: CROSBY DAVID A						
GRANTEE: JEDA BROTHERS 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