

BLOCK 8 LOTS 5 THRU 8 &
E35 FT OF LOTS 25 THRU 28
IN OR 1974/1655

SANDLAPPER II LLC
3980 SOUTH FLETCHER AVE
AMELIA ISLAND, FL 32034

2025

00-00-31-1680-0008-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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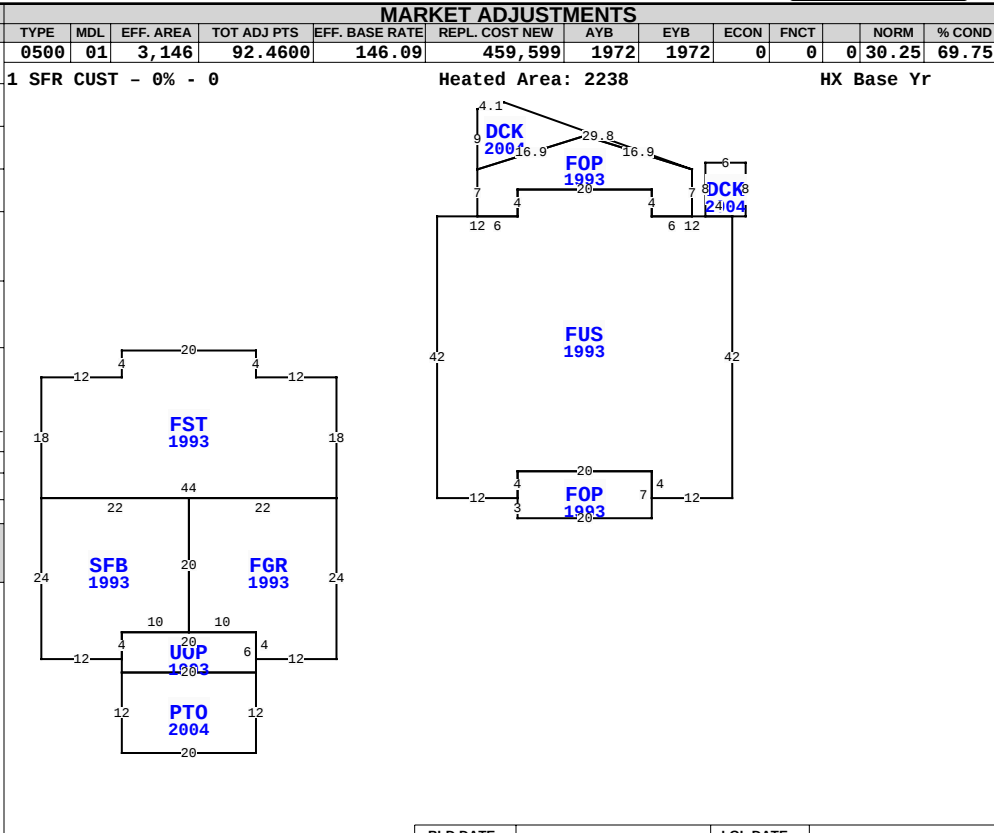
NEIGHBORHOOD/LOC	1053.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
DCK	48	10	2004	5	509
DCK	98	10	2004	10	1,019
FGR	488	55	1993	268	27,309
FOP	140	30	1993	42	4,280
FOP	224	30	1993	67	6,827
FST	872	55	1993	480	48,911
FUS	1,848	100	1993	1,848	188,307
PTO	240	5	2004	12	1,223
SFB	488	80	1993	390	39,740
UOP	120	20	1993	24	2,445
TOTALS	4,566			3,146	320,570

EXTRA FEATURES		
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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
1	0812	CONCRETE C	0	0	0	0	2,935.00	SF	4.00	4.00	100	1972	1972	3	22	2,583	
2	0810	CONCRETE A	0	0	40	5	200.00	SF	6.50	6.50	100	1972	1972	3	22	286	
3	0810	CONCRETE A	0	0	4	3	12.00	SF	6.50	6.50	100	1972	1972	3	22	17	
4	0415	BEACHWALK	0	0	24	3	72.00	SF	5.75	5.75	100	1985	1985	3	20	83	
5	1123	CB 8"	0	0	0	0	153.00	SF	6.15	6.15	100	1972	1972	3	22	207	
6	0810	CONCRETE A	0	0	0	0	1,191.00	SF	6.50	6.50	100	2019	2019	3	97	7,509	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000120	C	RES OCEAN	0	



3950 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			320,570	
TOTAL MARKET OB/XF VALUE			10,685	
TOTAL LAND VALUE - MARKET			2,242,000	
TOTAL MARKET VALUE			2,573,255	
SOH/AGL Deduction			204,766	
ASSESSED VALUE			2,368,489	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			2,368,489	
TOTAL JUST VALUE			2,573,255	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			2,264,941	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090493	H/AC	7,207	04/22/2009
20081793	REPAIR/RRF	6,000	12/09/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/1655	4/17/2015	WD	Q	I	01	1,500,000
GRANTOR: SANDLAPPER ON AMELIA						
GRANTEE: SANDLAPPER II LLC						
1783/0337	2/02/2012	WD	U	I	30	100
GRANTOR: REICHERT ALBERT P ETA						
GRANTEE: SANDLAPPER ON AMELI						

BUILDING NOTES		
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BUILDING DIMENSIONS		
FST=[YR=1993] N18W12N4W20S4W12S18E44 \$FGR=[YR=1993] W22SF8=[YR=1993] W22S24E12 UOP=[YR=1993] S2PT0=[YR=2004] S12E20N12W20 \$E20N6W20S4\$N4E10N20S20E10S4 E12N24\$ PTR=E15 FUS=[YR=1993] E12 FOP=[YR=1993] S3E20N7W20S4\$N4E20S4 E12N42DCK=[YR=2004] E2N8W6S8E4\$W12 FOP=[YR=1993] E6N7DCK=[YR=2004] U10 L28 D1 L4 S9 R16 U5 D5 R16 \$ U5 L16 D5 L16 S7E6N4E20S4\$N4W20S4W12 S42\$W15\$.		