

78 SHERIDAN ATLANTA LLC
3100 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

00-00-31-1680-0011-0050

BUILDING CHARACTERISTICS

ELEMENT CD CONSTRUCTION

Exterior Wall 05 AVERAGE 50
Exterior Wall 15 CONC BLOCK 50
Roof Structure 03 GABLE/HIP 100
Roof Cover 03 COMP SHNGL 100
Interior Wall 05 DRYWALL 100
Interior Floor 11 CLAY TILE 70
Interior Floor 13 LVT/LAMNT 30
Air Condition 03 CENTRAL 100
Heating Type 04 AIR DUCTED 100
Bedrooms 5 100
Bathrooms 2 100

Frame Stories Units 02 WOOD FRAME 100
2. 2. 100
0 100
BUD8 Adjustme 02 DIST FB 100

Quality 06 Quality Level 06
DOR CODE 0800 MULTI-FAMILY
MAP NUM MKT AREA 01
NEIGHBORHOOD/LOC 1059.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	166,070
FOP	56	30	1993	17	3,459
FUS	816	100	1993	816	166,070
PTO	78	5	1993	4	814
PTO	184	5	1993	9	1,832
UOP	308	20	1993	62	12,618
UST	66	45	1993	30	6,106

TOTALS 2,324 1,754 356,968

MARKET ADJUSTMENTS

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

2700 11 1,754 161.0220 212.55 372,813 1971 2015 0 0 4.25 95.75

1 DUPLEX - 0% - 0 Heated Area: 1632 HX Base Yr

The floor plan shows a duplex layout. The main rectangular section has overall dimensions of 34' by 30'. It contains two large interior spaces labeled BAS 1993 (each 24' x 24'). To the left of the main section is a smaller area labeled PTO 1993 (7' x 4') and UST 1993 (6' x 6'). To the right is another area labeled FUS 1993 (34' x 34'). Below the main section are areas labeled FOP 1993 (7' x 8'), UOP 1993 (12' x 12'), and PTO 1993 (10' x 4'). Dimensions around the perimeter include 13', 11', 6', 24', 30', 34', 6', 28', 4', 10', 12', 9', 4', 2', 12', 31', 7', 8', 12', and 6'.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 356,968
TOTAL MARKET OB/XF VALUE 2,843
TOTAL LAND VALUE - MARKET 445,538
TOTAL MARKET VALUE 805,349
SOH/AGL Deduction 23,275
ASSESSED VALUE 782,074
TOTAL EXEMPTION VALUE 0
BASE TAXABLE VALUE 782,074
TOTAL JUST VALUE 805,349
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 710,976

PERMIT NUM DESCRIPTION AMT ISSUED

20120972 DCK BRD/HNDRAIL 1,300 05/30/2012
B990821 REPAIR/RRF 5,000 07/13/1999
B984809 REPAIR/RRF 1,450 01/13/1998

SALES DATA

OFF RECORD Number DATE TYPE INST Q / I V / I RSN CD SALE PRICE

2488/1481 7/28/2021 WD Q I 01 707,000

GRANTOR: PURPURA BRUCE F & CAM GRantee: 78 SHERIDAN ATLANTA
2270/0370 4/25/2019 WD Q I 01 585,000
GRANTOR: STRAUB WILLIAM J SR &
GRantee: PURPURA BRUCE F & C

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W11 PTO=[YR=1993] W13 S6 BAS=[YR=1993] S30
PTO=[YR=1993] W4 S10 E28 N6 W24 N4 \$ S4 E24 N34 W24 \$ E13 N6
\$ S6 E11 N6 \$ PTR=E20 FUS=[YR=1993] E24 S34 UOP=[YR=1993]
S12 W12 N6 W12 S2 E2 S4 W9 N12 E31\$ W24 FOP=[YR=1993] W7 N8
E7 S8 \$ N34 \$ W20 \$.

LAND DESCRIPTION TOTAL OB/XF 2,843

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

1 000100 C RES 0 R-3 50.00 125.00 50.00 FF 1 1.09 1.00 1.19 7,500.00 8,910.75 445,538

REVIEW DATE 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 445,538 Market: 0 Agricultural: 0 Common: 445,538 PRINTED 07/30/2025 BY SYS