

UNIT 7
IN OR 1105/1056
AMELIA BY THE SEA OR 148/542

BELL DEWAYNE T & BETTY BOWEN
1916 SUNRISE DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1010-0007-0000


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
FLOOR										1010000										2									
Recreation POOL										POOL 100										1 CONDO 0% - 0									
Recreation TENNIS CT										TENNIS CT 100										HX Base Yr									
Location INTERIOR										INTERIOR 100																			
View Lump Sum OCEAN										OCEAN 100																			
Desirability 1ST FLOOR										1ST FLOOR 100																			
Balcony FOP/PATIO										FOP/PATIO 100																			
Parking OPEN										OPEN 100																			
Bedrooms										3 100																			
Bathrooms										2 100																			
Oth Rooms										2 100																			
User Definition ORIGINAL										ORIGINAL 100																			
Quality										03 Quality Level 03																			
DOR CODE										0400 CONDOMINIUM																			
MAP NUM										MKT AREA										01									
NEIGHBORHOOD/LOC										1066.00																			
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
YEAR										TOT ADJ AREA										SUBAREA MARKET VALUE									
TOTALS										1,596										1,596									
EXTRA FEATURES										3240 S FLETCHER AV 107, FERNANDINA BEACH																			
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																			
LAND DESCRIPTION										TOTAL OB/XF										0									
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																													
REVIEW DATE										01/14/2025										BY JW									
Total Acres:										0.00										Total Land Value:									
Market:										0										Agricultural:									
Common:										0										PRINTED 07/09/2026 BY SYS									