

UNIT 16
IN OR 1568/1638
AMELIA BY THE SEA OR 148/542

KELLEY MICHAEL D & NANCY S
1102 MILL POINTE
WATKINSONVILLE, GA 30677

2026

00-00-31-1010-0016-0000



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 S OCEAN										OCEAN 100																			
Desirab 2ND FLOOR										2ND FLOOR 100																			
Balcony FOP/PATIO										FOP/PATIO 100																			
Parking OPEN										OPEN 100																			
Bedrooms										3 100																			
Bathrooms										2 100																			
Oth Rooms										2 100																			
User Def 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 216, 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: 0										Market: 0										Agricultural: 0									
Common: 0										PRINTED 07/09/2026 BY SYS																			