

LOT 43 (EX S10 FT) &
THE S'LY 5 FT OF LOT 42
MIRAMAR BEACH PB 2/61

SRI GANESHA LLC
3143 SCENIC OAKS DRIVE
JACKSONVILLE, FL 32226

2026

00-00-31-1460-0043-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																		
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																
																						STANDARD																																																
VALUATION BY																					Tax Group: 2										Tax Dist:																																							
BUILDING MARKET VALUE																															0																																							
TOTAL MARKET OB/XF VALUE																															0																																							
TOTAL LAND VALUE - MARKET																															1,120,000																																							
TOTAL MARKET VALUE																															1,120,000																																							
SOH/AGL Deduction																															0																																							
ASSESSED VALUE																															1,120,000																																							
TOTAL EXEMPTION VALUE																															0																																							
BASE TAXABLE VALUE																															1,120,000																																							
TOTAL JUST VALUE																															1,120,000																																							
NCON VALUE																															0																																							
INCOME VALUE																																																																						
PREVIOUS YEAR MKT VALUE																															1,050,000																																							
THERE IS NO CONSTRUCTION STARTED YET _ STILL VACAN																																																																						
PERMIT NUM																					DESCRIPTION										AMT										ISSUED																													
20220314																					NEW CONSTR										3,735,893										02/23/2023																													
SALES DATA																					OFF RECORD Number										DATE										TYPE INST										Q / V / RSN CD										SALE PRICE									
2359/0510																					5/04/2020										WD U										V 11										100																			
GRANTOR: PATEL AMIT																																																																						
GRANTEE: SRI GANESHA LLC																																																																						
2357/1746																					10/05/2016										QC U										V 11										100																			
GRANTOR: AMELIA HOSPITALITY LL																																																																						
GRANTEE: PATEL AMIT																																																																						
BUILDING NOTES																																																																						
BUILDING DIMENSIONS																																																																						
EXTRA FEATURES																					1974 S FLETCHER AVE, FERNANDINA BEACH										BLD DATE										LGL DATE																													
																															XF DATE										LAND DATE																													
																															INC DATE										AG DATE																													
TOTALS																																									05/07/2026										DC																			
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																														
1	001000	C	COMMERCIAL	0	0004	C-1	70.00	200.00	14,000.00	SF		1.00	1.00	1.00	80.00	80.00	1,120,000																																																					
REVIEW DATE 01/28/2026 BY KWX Total Acres: 0.32 Total Land Value: 1,120,000 Market: 0 Agricultural: 0 Common: 1,120,000 PRINTED 07/09/2026 BY SYS																																																																						