

# Unit 103 - Sand Dollar Villas

103 - 3056 S Fletcher Ave, Fernandina Beach, FL, Nassau 32034

## Unit Information

MLS Number: 1239028  
 Status: Active  
 Size: 776 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned  
 View:  
 List Price: \$499,900  
 List PPSF: \$644  
 Valuated Price: \$475,000  
 Valuated PPSF: \$495

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 42  
 Number of active listings for rent: 0  
 Number of active listings for sale: 0  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

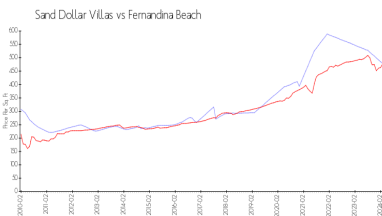
## Building Association Information

SAND DOLLAR VILLAS ASSOCIATION, INC.  
 3056 S FLETCHER AVE  
 FERNANDINA BEACH FL 32034

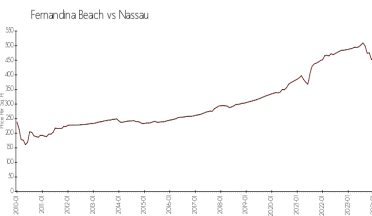
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
201	776 sq ft	Dec 2023	\$495,000	\$638
206	776 sq ft	Nov 2023	\$525,000	\$677
303	776 sq ft	Aug 2023	\$535,000	\$689

## Market Information



Sand Dollar Villas: \$478/sq. ft.  
 Fernandina Beach: \$478/sq. ft.



Fernandina Beach: \$478/sq. ft.  
 Nassau: \$554/sq. ft.

## Inventory for Sale

Sand Dollar Villas: 0%  
 Fernandina Beach: 1%  
 Nassau: 1%

## Avg. Time to Close Over Last 12 Months

Sand Dollar Villas: n/a



Fernandina Beach  
Nassau

n/a  
n/a