

# Unit 782 - Amelia by the Sea

782 - 3240 S Fletcher Ave, Fernandina Beach, FL, Nassau 32034

## Unit Information

MLS Number: 2020674  
 Status: Active  
 Size: 1,170 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Parking Lot  
 View: Beach,Ocean  
 List Price: \$819,000  
 List PPSF: \$700  
 Valuated Price: \$725,000  
 Valuated PPSF: \$537

*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: 84  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

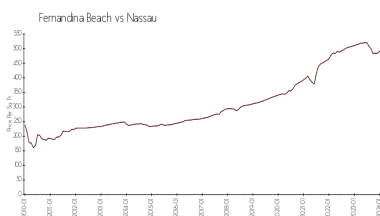
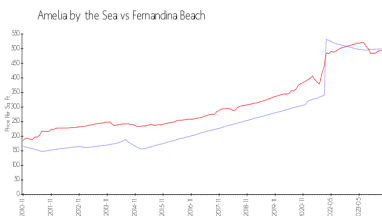
Amelia Property Services, LLC  
 3240 S Fletcher Ave  
 Fernandina Beach, FL 32034  
 Phone 904 557-3400  
 Fax: 904-310-3725

<http://www.ameliabythesea.net/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
447	1,170 sq ft	Jul 2023	\$650,000	\$556
	1,170 sq ft	Jun 2023	\$699,900	\$598

## Market Information



Amelia by the Sea: \$500/sq. ft.  
 Fernandina Beach: \$505/sq. ft.

Fernandina Beach: \$505/sq. ft.  
 Nassau: \$561/sq. ft.

## Inventory for Sale

Amelia by the Sea: 1%  
 Fernandina Beach: 1%  
 Nassau: 1%



## Avg. Time to Close Over Last 12 Months

Amelia by the Sea	n/a
Fernandina Beach	n/a
Nassau	n/a