

1315 South Fletcher Ave

Fernandina Beach, FL 32034



1315 South Fletcher Ave

LOT FOR SALE BY OWNER

1315 S. Fletcher Ave.
Fernandina Beach, FL 32034
Parcel Number 20-3N-29-0000-0004-0000

Spectacular Location! One of only a few cleared lots available with an ocean view and mature vegetation. Enjoy beautiful sunrises and a quiet, peaceful life within a few steps to Beach Access #13.

Surrounded by sweet smelling Jasmine and accented by a beautiful 28 year old Canary palm, this property is nestled against the forest line offering a secluded beach oasis. Included in the sale are architectural plans for a 2,200 square foot single-family home, with efficient utilization of the pre-existing driveway, offering huge savings. Plans were in final review stages with City Building officials when the owner decided not to move forward.

This property is in close proximity to the Ritz Carlton, the Omni Resort, and Historic Downtown Fernandina Beach, where you can find favorites like the Salty Pelican, Espana, shopping, and entertainment.





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Offering Summary

SECTION 1





OFFERING SUMMARY



Listing Price

\$575,000

FINANCIAL

Listing Price

\$575,000

Lot Size

0.22 Acres (9,375.20 SF)





Transferable Property Renderings

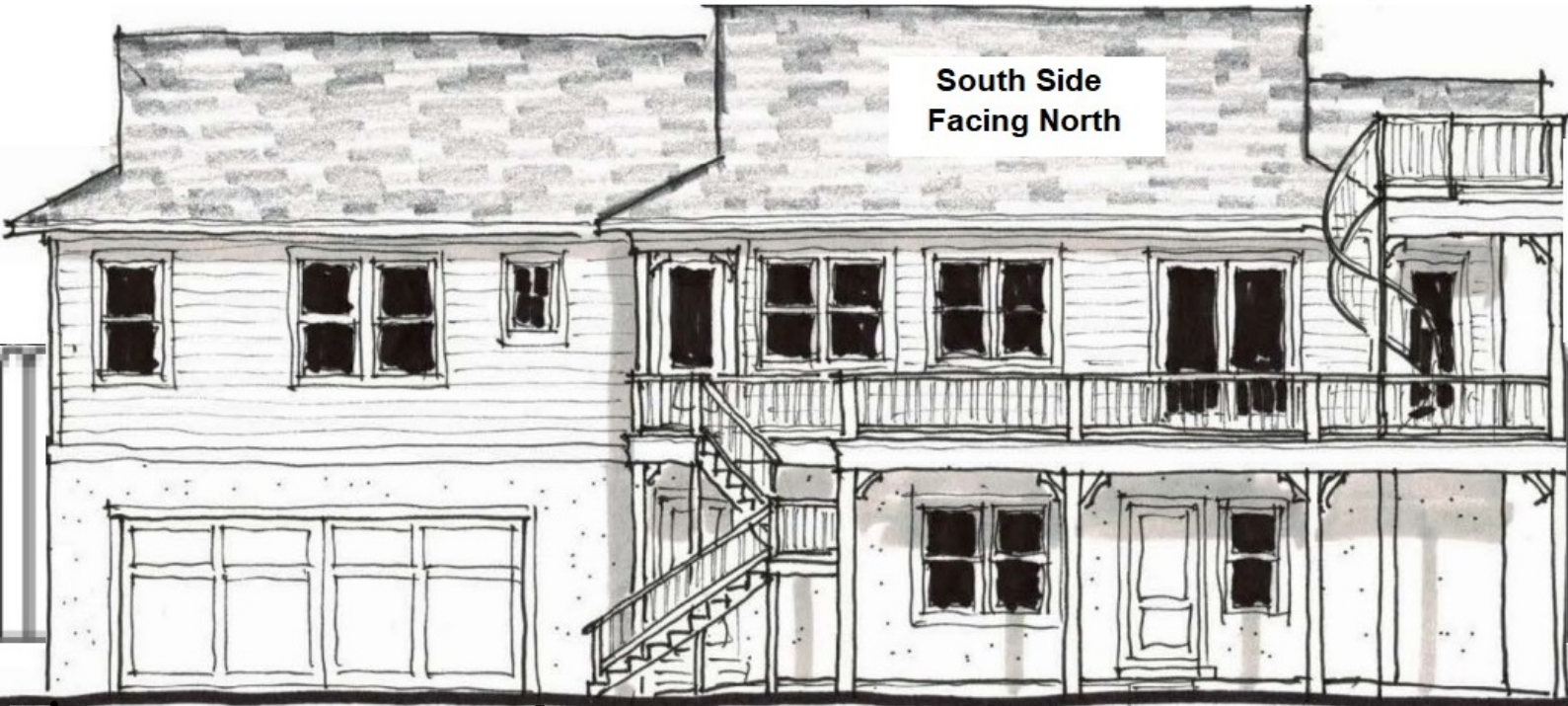
SECTION 2





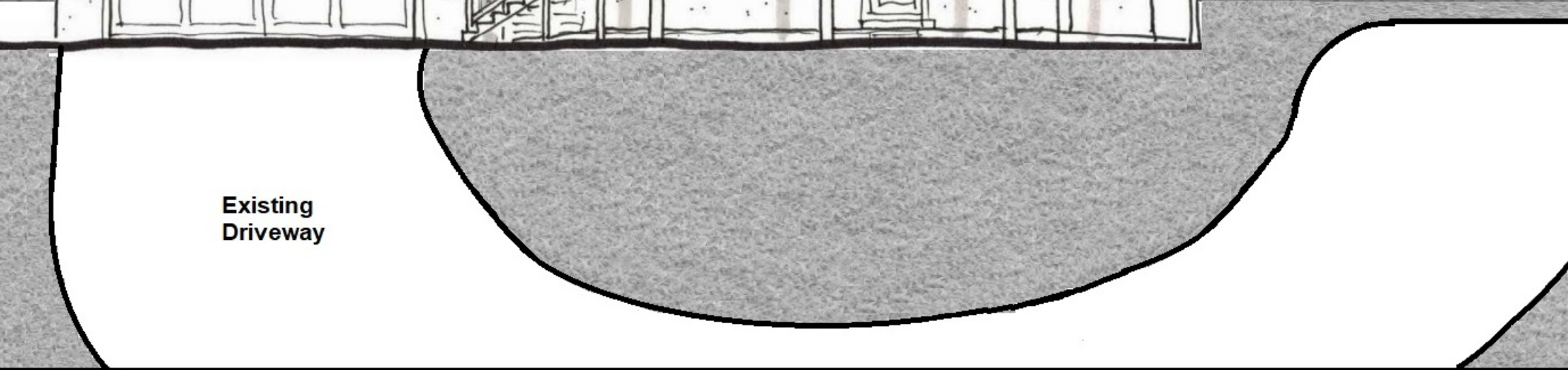


**South Side
Facing North**



**Existing wooden
fence and trees**

**Existing
Driveway**




Sales Comparables

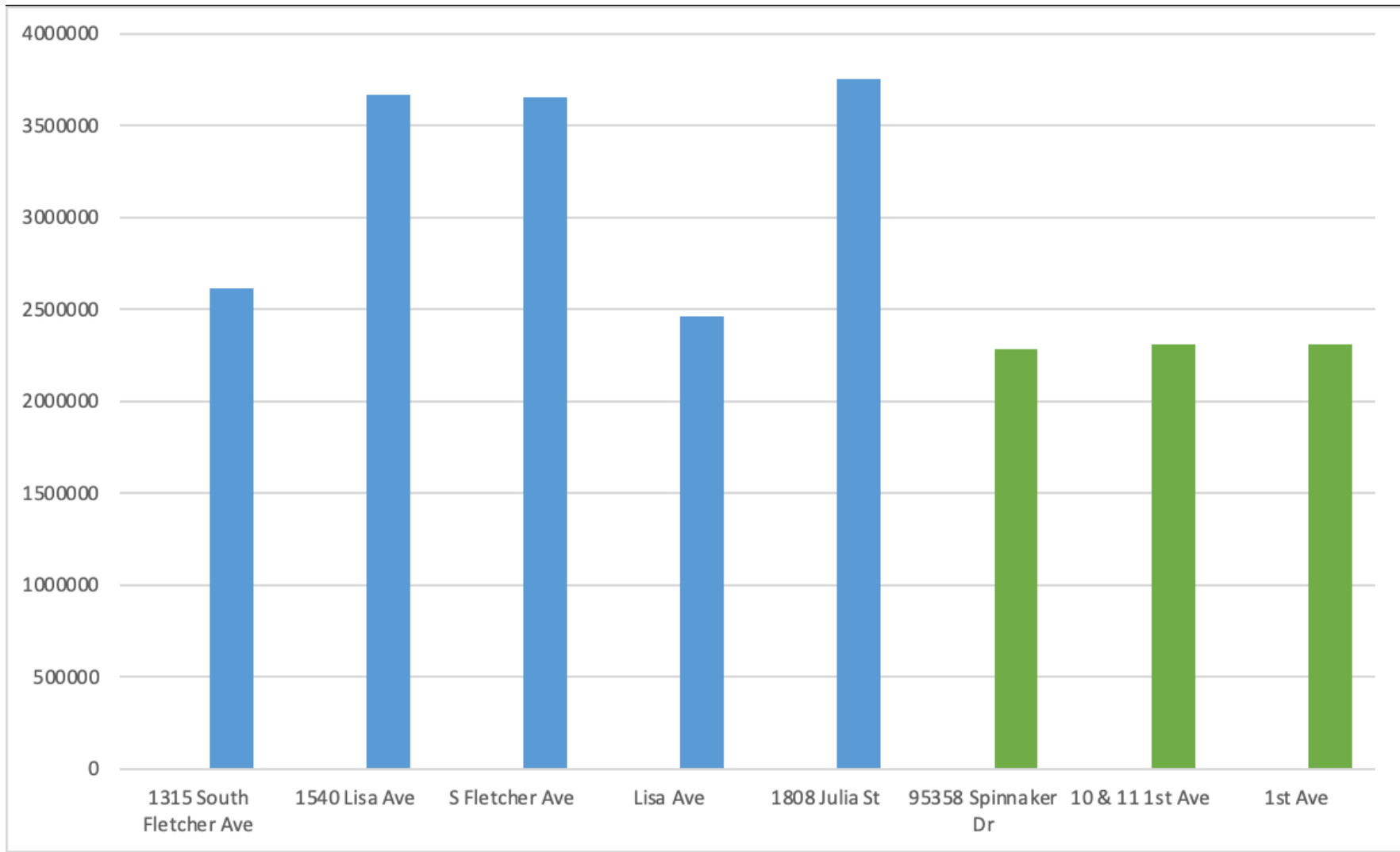
SECTION 3



SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	LOT SIZE	\$/ACRE	CLOSE
	1315 South Fletcher Ave Fernandina Beach, FL 32034	\$575,000	0.22 AC	\$2,613,636	On Market
	SALE COMPARABLES	PRICE	LOT SIZE	\$/ACRE	CLOSE
1	1540 Lisa Ave. Fernandina Beach, FL 32034	\$550,000	0.15 AC	\$3,666,667	8/16/2022
2	South Fletcher Ave. Fernandina Beach, FL 32034	\$475,000	0.13 AC	\$3,653,846	2/22/2022
3	Lisa Ave. Fernandina Beach, FL 32034	\$468,000	0.19 AC	\$2,463,158	1/28/2022
4	1808 Julia St Fernandina Beach, FL 32034	\$450,000	0.12 AC	\$3,750,000	8/31/2022
5	95358 Spinnaker Dr Fernandina Beach, FL 32034	\$845,000	0.37 AC	\$2,383,784	On Market
6	10 & 11 1st Ave Fernandina Beach, FL 32034	\$600,000	0.26 AC	\$2,307,692	On Market
7	1st Ave Fernandina Beach, FL 32034	\$600,000	0.26 AC	\$2,307,692	On Market

PRICE PER ACRE



CLOSE On Market 8/16/22 2/2/22 1/28/22 8/31/22 On Market On Market On Market

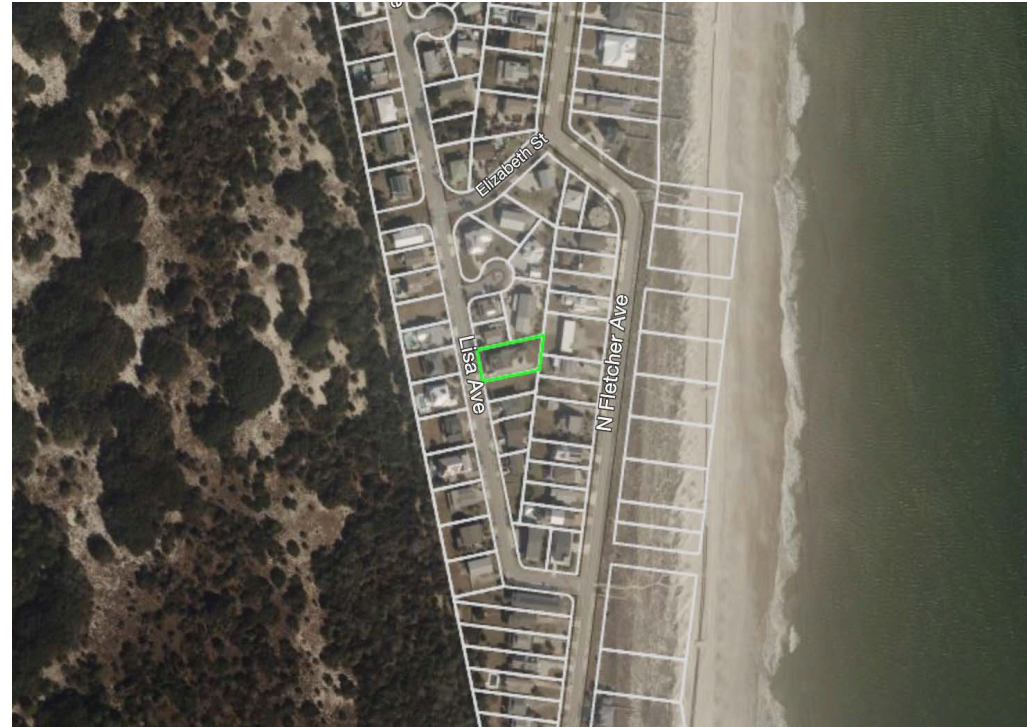
1315 South Fletcher Ave | Sale Comps



1315 South Fletcher Ave
Fernandina Beach, FL 32034

Listing Price:	\$575,000
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Lot Size:	0.22 Acres
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1 1540 Lisa Ave.
Fernandina Beach, FL 32034

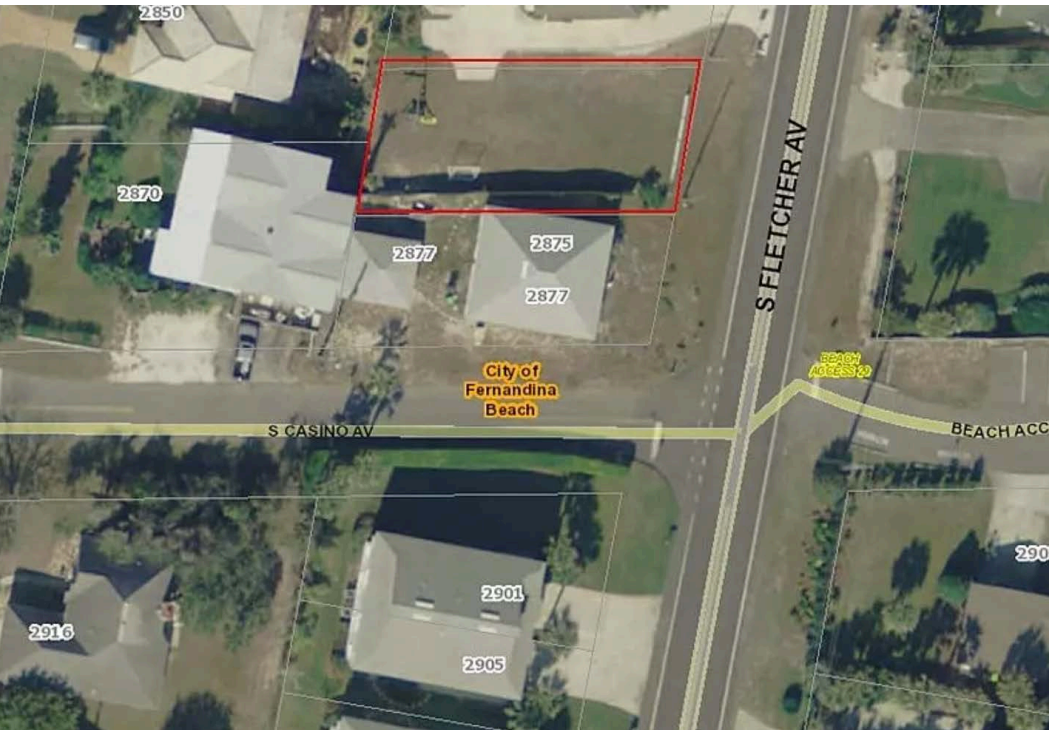
Sale Price:	\$550,000
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Lot Size:	0.15 Acres
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Parcel ID:	00-00-31-1630-0010-0032
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Close:	8/16/22
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1315 South Fletcher Ave | Sale Comps



2 South Fletcher Ave.
Fernandina Beach, FL 32034

Sale Price:	\$475,000
Lot Size:	0.13 Acres
Parcel ID:	00-00-31-114A-0094-0000
Close:	2/22/22



3 Lisa Ave.
Fernandina Beach, FL 32034

Sale Price:	\$468,000
Lot Size:	0.19 Acres
Parcel ID:	00-00-31-1448-000C-0000
Close:	1/28/22

1315 South Fletcher Ave | Sale Comps



4 1808 Julia St.
Fernandina Beach, FL 32034

Sale Price:	\$450,000
Lot Size:	0.12 Acres
Parcel ID:	00-00-30-010B-0012-0160
Close:	8/31/22



5 95358 Spinnaker Dr.
Fernandina Beach, FL 32034

Sale Price:	\$845,000
Lot Size:	0.37 Acres
Parcel ID:	00-SB-30-065B-0080-0000
Close:	On Market

1315 South Fletcher Ave | Sale Comps



6 10 & 11 1st Ave.
Fernandina Beach, FL 32034

Sale Price:	\$600,000
Lot Size:	0.26 Acres
Parcel ID:	00-00-31-114B-0005-0100
Close:	On Market



7 1st Ave.
Fernandina Beach, FL 32034

Sale Price:	\$600,000
Lot Size:	0.26 Acres
Parcel ID:	00-00-31-114B-0003-0010
Close:	On Market