

LOT 20
IN OR 1227/626
OAK RIDGE #2 PB 5/155

TAYLOR MONTIE E & CHERIE LEE
1417 SADLER RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-043B-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1,196	147,429
FGR	504	55	277	34,146
FOP	202	30	61	7,520
FUS	420	100	420	51,773
TOTALS	2,322		1,954	240,867

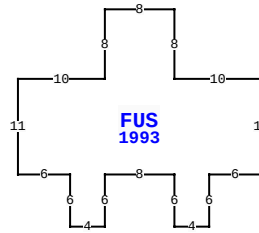
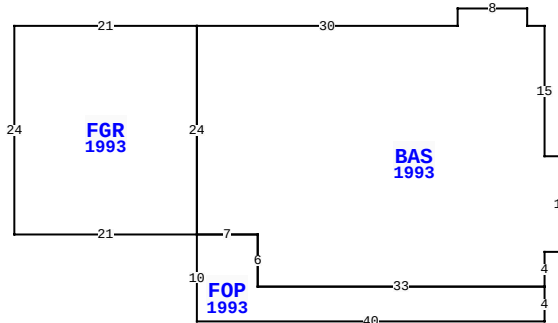
EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	31	3		93.00	SF 6.50	100	1988	1988	3	57	345	
2	0812	CONCRETE C	0	0	65	16		1,040.00	SF 4.00	100	1988	1988	3	57	2,371	
3	0504	FP-ELECTRI	0	0	0	0		1.00	UT 2,000.00	100	1988	1988	3	66	1,320	
4	0810	CONCRETE A	0	0	14	12		168.00	SF 6.50	100	1988	1988	3	57	622	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	0	
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REVIEW DATE	11/01/2017	BY	DJX
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,954	122.8430	145.88	285,050	1988	1988	0	0	0	15.50	84.50
1 SNGL FAM - 0% - 0												
Heated Area: 1616												
HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		240,867	
TOTAL MARKET OB/XF VALUE		4,658	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		360,525	
SOH/AGL Deduction		62,018	
ASSESSED VALUE		298,507	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		298,507	
TOTAL JUST VALUE		360,525	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		374,810	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4578	NEW CONSTR	51,535	12/31/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1227/0626	5/03/2004	WD Q	Q	I		205,000
GRANTOR: SINOR CHARLES M & CYN						
GRANTEE: TAYLOR MONTIE E & C						
1207/0138	2/09/2004	QC U	I	06		100
GRANTOR: FRANK SANDRA						
GRANTEE: SINOR CHARLES M & C						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=1993] W2 N2 W8 S2 W30 FGR=[YR=1993] W21 S24 E21		
FOP=[YR=1993] S10 E40 N4 W33 N6 W7\$ N24\$ S24 E7 S6 E33 N4 E2		
N11 W2 N15\$ PTR=E15 FUS=[YR=1993] E10 N8 E8 S8 E10 S11 W6 S6		
W4 N6 W8 S6 W4 N6 W6 N11\$ W15\$.		

TOTAL OB/XF													4,658
1517 OAK RIDGE PL, FERNANDINA BEACH													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													

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Total Acres: 0.00	Total Land Value: 115,000	Market: 0	Agricultural: 0
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Common: 115,000	PRINTED 08/02/2023 BY SYS
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