

LOT 71 &
PT OF LOT 58 W OF R/W
SUB OF SEC 4 PB 0/59

CONLON MARY ARCHER
1417 SADLER ROAD #484
FERNANDINA BEACH, FL 32034

2024

00-00-30-0430-0071-0000



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											
Exterior Wall	05	AVERAGE 100	0900	01	2,435	98.2548	122.82	299,067	1976	1990	0	0	0	15.50	84.50	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 2023													Heated Area: 2088										
Roof Cover	03	COMP SHNGL 100														HX Base Yr										
Interior Wall	05	DRYWALL 100																								
Interior Floo	12	HARDWOOD 70																								
Interior Floo	11	CLAY TILE 30																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		2 100																								
Frame	02	WOOD FRAME 100																								
Stories		1. 100																								
Units		0 100																								
BUD8 Adjustme	05	DIST 1A 100																								
Occupancy	00	NONE 100																								
Quality			01	Quality Level 01																						
DOR CODE			0100	SINGLE FAMILY																						
MAP NUM				MKT AREA												02										
NEIGHBORHOOD/LOC			2029.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	1,452	100	1,452	150,693																						
BAS	312	100	312	32,380																						
BAS	324	100	324	33,626																						
FGR	588	55	323	33,522																						
FOP	80	30	24	2,491																						
TOTALS			2,756		2,435	252,712																				
EXTRA FEATURES			884 OAK LN, FERNANDINA BEACH																							
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	0811	CONCRETE B	0	0	0	0	607.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,026										
2	0861	POOL GUNIT	0	0	0	0	608.00	SF	85.00	85.00	100	1980	1980	3	20	10,336										
3	0845	KOOL DECK	0	0	0	0	900.00	SF	7.25	7.25	100	1980	1980	3	32.5	2,121										
4	0476	VF 6 SBPL	0	0	154	0	154.00	LF	32.00	32.00	100	2004	2004	3	64	3,154										
5	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2004	2004	3	64	192										
6	0479	VF PICKET	0	0	26	0	26.00	LF	10.00	10.00	100	2008	2008	3	74	192										
7	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2008	2008	3	74	222										
8	0810	CONCRETE A	0	0	0	0	135.00	SF	6.50	6.50	100	2016	2016	3	96	842										
9	0810	CONCRETE A	0	0	0	0	152.00	SF	6.50	6.50	100	2016	2016	3	96	948										
TOTAL OB/XF 19,033																										
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.75	120,000.00	90,000.00	90,000									
2	000100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.75	120,000.00	90,000.00	90,000									
REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/06/2024 BY SYS																										