

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

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

2024

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
NEIGHBORHOOD/LOC	2008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1,196	154,722
FGR	504	55	277	35,834
FOP	202	30	61	7,892
FUS	420	100	420	54,334
TOTALS	2,322		1,954	252,781

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

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		RG-1	0.00	0.00	1.00	LT	1.00

REVIEW DATE 01/31/2024 BY KBA

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	153.55	300,037	1988	1988	0	0	15.75	84.25
1 SNGL FAM - 0% - 0											
Heated Area: 1616											
HX Base Yr											

1517 OAK RIDGE PL, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/03/2024 MLU											

TOTAL OB/XF											
4,471											

Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		252,781	
TOTAL MARKET OB/XF VALUE		4,471	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		407,252	
SOH/AGL Deduction		78,894	
ASSESSED VALUE		328,358	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		328,358	
TOTAL JUST VALUE		407,252	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		360,525	

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\$.											