

THE THREE J'S PARTNERSHIP
1417 SADLER RD #381
FERNANDINA BEACH, FL 32034

00-00-30-0606-000B-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		16	WD FR STUC 100							0320	11	2,119	146.1768	138.87	294,266	1980	1980		0	0	21.50	78.50	VALUATION BY STANDARD										
Roof Structur		03	GABLE/HIP 100							1 TOWNHOUSE - 0% - 0														Heated Area: 1722 HX Base Yr									
Roof Cover		03	COMP SHNGL 100							24 3 23 23 24 49 23 23 24 3 27 FOP 1993 BAS 1993 39 3 39 3 30 FUP 1993 BAS 1993														VALUATION BY TAX GROUP: 8 TAX DIST:									
Interior Wall		05	DRYWALL 100																					BUILDING MARKET VALUE 230,999									
Interior Floo		14	CARPET 70																					TOTAL MARKET OB/XF VALUE 4,581									
Interior Floo		08	SHT VINYL 30																					TOTAL LAND VALUE - MARKET 700,000									
Air Condition		03	CENTRAL 100																					TOTAL MARKET VALUE 935,580									
Heating Type		04	AIR DUCTED 100																					SOH/AGL Deduction 84,101									
Bedrooms			3 100																					ASSESSED VALUE 851,479									
Bathrooms			3.5 100																					TOTAL EXEMPTION VALUE 0									
Frame		02	WOOD FRAME 100																					BASE TAXABLE VALUE 851,479									
Stories Units		1.	1. 100 0 100																					TOTAL JUST VALUE 935,580									
BUD8 Adjustme		05	DIST 1A 100							NCON VALUE 0																							
										INCOME VALUE																							
										PREVIOUS YEAR MKT VALUE 812,776																							
Quality		04	Quality Level 04							PERMIT NUM DESCRIPTION AMT ISSUED																							
DOR CODE		0100	SINGLE FAMILY							E1326265 NEW CONSTR 11 06/01/2013																							
MAP NUM			MKT AREA				03	B1327197 1/2 BATH 40,000 05/01/2013																									
NEIGHBORHOOD/LOC		3003.00							B24166 REPAIR/RRF 4,900 12/01/2010																								
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS		552	100	552	60,175																												
BAS		1,170	100	1,170	127,545																												
FGR		552	55	304	33,140																												
FOP		90	30	27	2,943																												
FOP		219	30	66	7,195																												
TOTALS		2,583		2,119	230,999																												
EXTRA FEATURES										95174 SANDPIPER LOOP, FERNANDINA BEACH										BLD DATE 05/12/2006 PPF LGL DATE 03/13/2024 MLU													
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	0500	FP-PRE FAB	0 0	0 0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628																			
2	0802	ASPHALT B	0 0	0 0	1,190.00	SF	2.40	2.40	100	1980	1980	3	50	1,428																			
3	1242	WD DECK A	0 0	0 0	382.00	SF	10.00	10.00	100	1980	1980	3	20	764																			
4	0415	BEACHWALK	0 0	245 4	490.00	SF	5.75	5.75	100	2006	2006	3	27	761																			
LAND DESCRIPTION										TOTAL OB/XF 4,581																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	000120	C	SFR OCN FT	0		RSF-1	30.00	213.00	1.00	UT		1.00	1.00	1.00	700,000.00	700,000.00	700,000																
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