

MACK TRENTTON K & ROSALYN R JOINT LVG TRUST/MACK T
1997 SADLER RD UNIT 15459
FERNANDINA BEACH, FL 32034

00-00-30-2060-0021-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION		TYPE										VALUATION SUMMARY																					
Exterior Wall	17	CB STUCCO 100		0320	11	3,121	151.1450	143.59	448,144	2005	2005	0	0	0	9.00	91.00	VALUATION BY				STANDARD														
Roof Structur	01	FLAT 100		1 TOWNHOUSE - 100% - 2020										Heated Area: 2694										HX Base Yr 2020											
Roof Cover	07	CONC TILE 100		UOP 2005										FUS 2005										FUS 2005											
Interior Wall	05	DRYWALL 100		UOP 2005										FUS 2005										FUS 2005											
Interior Floo	11	CLAY TILE 60		UOP 2005										FUS 2005										FUS 2005											
Interior Floo	14	CARPET 40		UOP 2005										FUS 2005										FUS 2005											
Air Condition	03	CENTRAL 100		UOP 2005										FUS 2005										FUS 2005											
Heating Type	04	AIR DUCTED 100		UOP 2005										FUS 2005										FUS 2005											
Bedrooms		3 100		UOP 2005										FUS 2005										FUS 2005											
Bathrooms		4.5 100		UOP 2005										FUS 2005										FUS 2005											
Bathrooms Frame	02	WOOD FRAME 100		UOP 2005										FUS 2005										FUS 2005											
Stories	3.	3. 100		UOP 2005										FUS 2005										FUS 2005											
Units		0 100		UOP 2005										FUS 2005										FUS 2005											
Quality		05	Quality Level 05		UOP 2005										FUS 2005										FUS 2005										
DOR CODE		0100	SINGLE FAMILY		UOP 2005										FUS 2005										FUS 2005										
MAP NUM			MKT AREA		UOP 2005										FUS 2005										FUS 2005										
NEIGHBORHOOD/LOC		3004.00		UOP 2005										FUS 2005										FUS 2005											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE		UOP 2005										FUS 2005										FUS 2005									
BAS	108	100	108	14,112		UOP 2005										FUS 2005										FUS 2005									
BAS	416	100	416	54,357		UOP 2005										FUS 2005										FUS 2005									
FGR	396	55	218	28,486		UOP 2005										FUS 2005										FUS 2005									
FOP	18	30	5	653		UOP 2005										FUS 2005										FUS 2005									
FOP	65	30	20	2,614		UOP 2005										FUS 2005										FUS 2005									
FST	30	55	16	2,090		UOP 2005										FUS 2005										FUS 2005									
FUS	1,075	100	1,075	140,467		UOP 2005										FUS 2005										FUS 2005									
FUS	1,095	100	1,095	143,080		UOP 2005										FUS 2005										FUS 2005									
UOP	30	20	6	784		UOP 2005										FUS 2005										FUS 2005									
UOP	42	20	8	1,046		UOP 2005										FUS 2005										FUS 2005									
TOTALS	4,046		3,121	407,811		UOP 2005										FUS 2005										FUS 2005									
EXTRA FEATURES				95046 SANDPIPER LOOP, FERNANDINA BEACH										05/15/2023 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	0855	CONC PAVER	0 100	0	0	844.00	SF	10.00	10.00	100	2005	2005	3	86	7,258																				
2	0855	CONC PAVER	0 100	0	0	47.00	SF	10.00	10.00	100	2005	2005	3	86	404																				
3	0855	CONC PAVER	0 100	7	4	28.00	SF	10.00	10.00	100	2005	2005	3	86	241																				
4	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	2005	2005	3	100	10,000																				
5	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	2005	2005	3	100	10,000																				
LAND DESCRIPTION																	TOTAL OB/XF 27,903																		
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	100		RG-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	450,000.00	450,000.00	450,000																		
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/06/2024 BY SYS																																			