

GERRARD NEAL & MARY ANNA L/E/
1417 SADLER RD #138
FERNANDINA BEACH, FL 32034

00-00-31-114A-0067-0040

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 10 ABOVE AVG 100										0500 01 1,804 106.0000 159.00 286,836 1968 1980 0 0 17.75 82.25										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SFR CUST - 100% - 2022 Heated Area: 1752 HX Base Yr 2022										Tax Group: 2 Tax Dist:									
Roof Cover 12 MODULAR MT 100																				BUILDING MARKET VALUE 360,429									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 28,313									
Interior Floo 09 PINE WOOD 100																				TOTAL LAND VALUE - MARKET 825,000									
Air Condition 03 CENTRAL 100																				TOTAL MARKET VALUE 1,213,742									
Heating Type 04 AIR DUCTED 100																				SOH/AGL Deduction 57,860									
Bedrooms 03 4 100																				ASSESSED VALUE 1,155,882									
Bathrooms 02 2 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Frame 02 WOOD FRAME 100																				BASE TAXABLE VALUE 1,105,882									
Stories 2. 2. 100																				TOTAL JUST VALUE 1,213,742									
Units 0 100																				NCON VALUE 0									
BUD8 Adjustme 02 DIST FB 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 1,122,216									
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				20211214 ADDITION 0 05/06/2021									
MAP NUM MKT AREA 01																				20190613 CO ISSUED 0 09/25/2020									
NEIGHBORHOOD/LOC 1052.00																				20190613 ADDITION 0 12/04/2019									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				20131321 ROOF 4,000 06/12/2013									
BAS 960 100 960 125,546																				20110908 ELEC OTHER 1,500 06/06/2011									
BAS 280 100 280 36,618																				20091762 ELEC OTHER 300 12/28/2009									
DCK 144 10 14 1,831																													
FOP 108 30 32 4,185																													
FUS 512 100 512 66,958																													
STR 28 10 3 392																													
STR 28 10 3 392																													
TOTALS 2,060 1,804 235,923																													
EXTRA FEATURES										2822 S FLETCHER AVE, 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 0855 CONC PAVER 0 100 0 0 2,362.00 SF 10.00 10.00 100 2021 2021 3 99 23,384																													
2 0416 DUNEWALKS 0 100 0 0 1,172.00 SF 15.00 15.00 100 2002 2002 3 20 3,516																													
3 0470 VNYL GATE 0 100 0 0 1.00 UT 300.00 300.00 100 2004 2004 3 64 192																													
4 0469 VF LATTIC 0 100 0 0 88.00 SF 5.50 5.50 100 2004 2004 3 64 310																													
5 0475 VF 4 SBPL 0 100 0 0 88.00 LF 14.00 14.00 100 2004 2004 3 64 788																													
6 0476 VF 6 SBPL 0 100 0 0 6.00 LF 32.00 32.00 100 2004 2004 3 64 123																													
LAND DESCRIPTION										TOTAL OB/XF 28,313																			
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 100 R-2 50.00 290.00 50.00 FF 1.00 1.00 1.00 16,500.00 16,500.00 825,000																													
REVIEW DATE 03/07/2022 BY DJ										Total Acres: 0.00 Total Land Value: 825,000 Market: 0 Agricultural: 0 Common: 825,000										PRINTED 08/06/2024 BY SYS									

**GERRARD NEAL & MARY ANNA L/E/
1417 SADLER RD #138
FERNANDINA BEACH, FL 32034**

2024

[illegible]