

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

2025

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	PAGE 1 of 1																						
Exterior Wall	05	AVERAGE 100	0900	01	2,435	98.2548	129.70	315,820	1976	1990	0	0	0	15.75	84.25	VALUATION BY																					
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 2023										Heated Area: 2088										Tax Group: 8														
Roof Cover	03	COMP SHNGL 100											HX Base Yr										Tax Dist:														
Interior Wall	05	DRYWALL 100																					BUILDING MARKET VALUE														
Interior Floo	12	HARDWOOD 70																					TOTAL MARKET OB/XF VALUE														
Interior Floo	11	CLAY TILE 30																					TOTAL LAND VALUE - MARKET														
Air Condition	03	CENTRAL 100																					TOTAL MARKET VALUE														
Heating Type	04	AIR DUCTED 100																					SOH/AGL Deduction														
Bedrooms	3	100																					ASSESSED VALUE														
Bathrooms	2	100																					TOTAL EXEMPTION VALUE														
Frame	02	WOOD FRAME 100																					BASE TAXABLE VALUE														
Stories	1.	1. 100																					TOTAL JUST VALUE														
Units	0	100																					NCON VALUE														
BUD8 Adjustme	05	DIST 1A 100																					INCOME VALUE														
Occupancy	00	NONE 100																					PREVIOUS YEAR MKT VALUE														
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	1,452	100	1993	1,452	158,663																																
BAS	312	100	2016	312	34,093																																
BAS	324	100	2016	324	35,404																																
FGR	588	55	1993	323	35,295																																
FOP	80	30	1993	24	2,623																																
TOTALS															2,756											2,435	266,078										
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	30	947																					
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	30	1,958																					
4	0476	VF 6 SBPL	0	0	154	0	154.00	LF	32.00	32.00	100	2004	2004	3	61	3,006																					
5	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2004	2004	3	61	183																					
6	0479	VF PICKET	0	0	26	0	26.00	LF	10.00	10.00	100	2008	2008	3	72	187																					
7	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2008	2008	3	72	216																					
8	0810	CONCRETE A	0	0	0	0	135.00	SF	6.50	6.50	100	2016	2016	3	95	834																					
9	0810	CONCRETE A	0	0	0	0	152.00	SF	6.50	6.50	100	2016	2016	3	95	939																					
TOTAL OB/XF															18,606																						
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	RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.75	215,000.00	161,250.00	161,250																				
2	000100	C	RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.75	215,000.00	161,250.00	161,250																				
REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 322,500 Market: 0 Agricultural: 0 Common: 322,500 PRINTED 07/30/2025 BY SYS																																					