

WRIGHT SADIE
1605 PARK AVE
FERNANDINA BEACH, FL 32034

00-00-31-102P-0005-02E0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories Units	1.	1. 100 0 100			
Quality	05	Quality Level 05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1031.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	814	100	2000	814	150,391
FDG	420	60	2000	252	46,558
FOP	24	30	2000	7	1,294
FUS	814	100	2000	814	150,391
TOTALS	2,072			1,887	348,635
EXTRA FEATURES					
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	0810	CONCRETE A	0 100	13 4	52.00 SF6.50 6.50 100 2000 2000 3 77 260
2	0810	CONCRETE A	0 100	20 16	320.00 SF6.50 6.50 100 2000 2000 3 77 1,602
3	0470	VNYL GATE	0 100	0 0	1.00 UT300.00 300.00 100 2000 2000 3 48 144
4	0476	VF 6 SBPL	0 100	0 0	28.00 LF16.00 16.00 100 2000 2000 3 48 215
5	1126	CB/STC 8"	0 100	23 2	46.00 SF8.00 8.00 100 2000 2000 3 77 283
6	1243	WD DECK F	0 100	41 4	164.00 SF3.20 3.20 100 2001 2001 3 20 105
LAND DESCRIPTION					
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	000100	C	RES	100	R-2 0.00 0.00 22.00 FF 1.00 1.00 1.00 5,000.00 5,000.00 110,000
REVIEW DATE	05/12/2019	BY	KBA	Total Acres: 0.00	Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	12	1,887	209.9454	209.95	396,176	2000	2000	0	0	12.00	88.00
1 TOWNHOUSE - 100% - 2004						Heated Area: 1628		HX Base Yr 2004			
20 21 21 20 FDG 2000 22 37 37 8 14 4 FOP 2000 22 37 37 22 FUS 2000											

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		348,635	
TOTAL MARKET OB/XF VALUE		2,609	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		461,244	
SOH/AGL Deduction		264,976	
ASSESSED VALUE		196,268	
TOTAL EXEMPTION VALUE		HX HB VX WX 60,722	
BASE TAXABLE VALUE		135,546	
TOTAL JUST VALUE		461,244	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		444,483	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110220	H/AC	2,500	02/15/2011
20100596	REPAIR/RRF	1,565	04/14/2010
20061359	DEMOLITION	0	06/19/2006
990287	NEW CONSTR	135,000	04/26/1999
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / I / RSN CD SALE PRICE
1108/0857	1/21/2003	WD Q I	210,000
GRANTOR:ALDRIDGE JUDY A			
GRANTEE:WRIGHT CARMEN E & S			
0974/1808	3/12/2001	WD Q I	157,500
GRANTOR:HOWE KATHRYN ANNE			
GRANTEE:ALDRIDGE JUDY A			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2000] W22 S37 E8 FOP=[YR=2000] S4 E6 N4 W6 \$ E14 N37 \$ PTR= E15 FUS=[YR=2000] E22 S37 W22 N37 \$ W15 \$ PTR= N10 FDG=[YR=2000] N21 W20 S21 E20 \$ S10\$.			