UNIT 3-F
IN OR 1180/1176
AMELIA LANDINGS I OR 388/157

HARRISON CONNIE J
1417 SADLER RD PMB #123
FERNANDINA BEACH, FL 32034

2025

00-00-31-142L-0003-00F0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Recreation	CLUBHOUSE	CLUBHOUSE 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	INTERIOR	INTERIOR 100
View Lump	TYPICAL	TYPICAL 100
Desirability	3RD FLOOR	3RD FLOOR 100
Balcony	FSP	FSP 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1087.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	767			767	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1425300		767				1983	1983	100	100	0		

1 CONDO – 100% - 2024 HX Base Yr 2024

2328 SADLER RD 3-F, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		285,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		285,000
SOH/AGL Deduction		73,210
ASSESSED VALUE		211,790
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		156,068
TOTAL JUST VALUE		285,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052377	REMODEL	2,000	08/05/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1180/1176	10/14/2003	WD	Q	I	06	100
GRANTOR: RHODES BEATRICE						
GRANTEE: HARRISON CONNIE J						
0753/0723	3/07/1996	WD	Q	I		49,500
GRANTOR: BONER EDWARD E JR						
GRANTEE: HARRISON CONNIE & R						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS