LOT 46
DUNES OF AMELIA PHASE 1
PBK 8/88

MADERSKY THOMAS RICHARD & LEE ANNE
425 SARGASSO ST
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

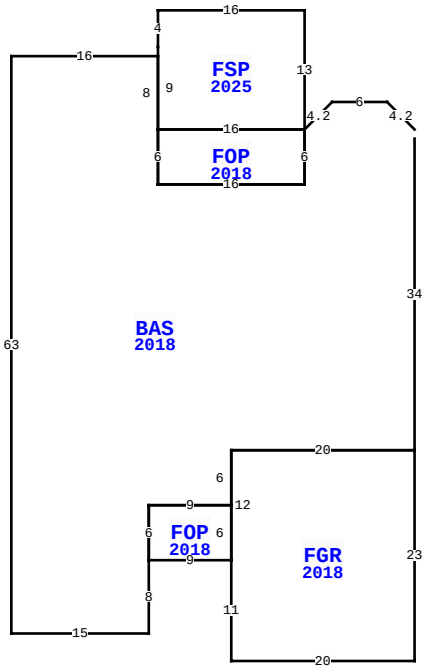
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2121.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,953	100	2018	1,953	349,595
FGR	460	55	2018	253	45,288
FOP	54	30	2018	16	2,864
FOP	96	30	2018	29	5,191
FSP	208	40	2025	83	14,857
TOTALS	2,771			2,334	417,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,334	132.7606	184.54	430,716	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM 100% - 2025 Heated Area: 1953 HX Base Yr 2025



425 SARGASSO ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		417,795
TOTAL MARKET OB/XF VALUE		4,850
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		587,645
SOH/AGL Deduction		0
ASSESSED VALUE		587,645
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		536,234
TOTAL JUST VALUE		587,645
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		576,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0445	SCR RM COMP	25,800	09/19/2023
20172316	CO ISSUED	0	02/23/2018
20172316	NEW CONSTR	244,008	07/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2645/303	5/26/2023	WD	Q	I	01	670,000
GRANTOR: BURNETTE MARY F						
GRANTEE: MADERSKY THOMAS RIC						
2180/1412	2/26/2018	WD	Q	I	01	320,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BURNETTE CHARLES J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] U3L3 W6 D3L3 S6 W16 N6 N8 W16 S63 E15 N8 N6 E9 N6 E20 N34 $
FGR=[YR=2018;ORIG=-20,47] S11 E20 N23 W20 S12 $
FSP=[YR=2025;ORIG=-28,-13] E16 S13 W16 N9 N4 $
FOP=[YR=2018;ORIG=-12,0] W16 S6 E16 N6 $
FOP=[YR=2018;ORIG=-29,47] E9 N6 W9 S6 $
.

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
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		97	4,850	

LAND DESCRIPTION

TOTAL OB/XF 4,850

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		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 03/11/2024 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS