LOT 17
ST PATRICKS COVE PB 3/26

SCIALES JAMES V
1445 SADLER RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0660-0017-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

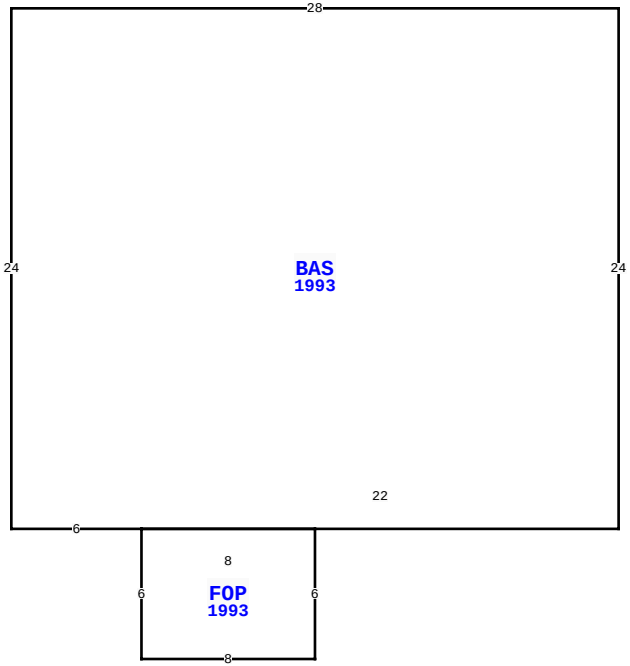
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2018.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	113,394
FOP	48	30	1993	14	2,362
TOTALS	720			686	115,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	686	133.4000	185.43	127,205	1953	2007	0	0	0	9.00	91.00

1 SNGL FAM 0% - 0 Heated Area: 672 HX Base Yr



616 ROWLAND LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	115,757
TOTAL MARKET OB/XF VALUE	840
TOTAL LAND VALUE - MARKET	226,000
TOTAL MARKET VALUE	342,597
SOH/AGL Deduction	58,309
ASSESSED VALUE	284,288
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	284,288
TOTAL JUST VALUE	342,597
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R992219	REPAIR/RRF	0	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2480/1779	7/20/2021	WD	Q	I	01	260,000
GRANTOR: RUSSELL CONNIE M						
GRANTEE: SCIALES JAMES V						
2208/1779	7/06/2018	WD	Q	I	02	165,000
GRANTOR: THEO SUSANNA M						
GRANTEE: RUSSELL CONNIE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S24 E6 FOP=[YR=1993] S6 E8 N6 W8 $ E22 N24 $.

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
1	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1990	1990	3	20	384	
3	1242	WD DECK A	0	0	0	0	228.00	SF	10.00	10.00	100	1999	1999	3	20	456	

LAND DESCRIPTION

TOTAL OB/XF 840

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
1	000100	C	RES	0		RSF-	2113.00	100.00	113.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	226,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 226,000 Market: 0 Agricultural: 0 Common: 226,000 PRINTED 07/09/2026 BY SYS