

GERRARD NEAL & MARY ANNA L/E/
1417 SADLER RD #138
FERNANDINA BEACH, FL 32034

00-00-31-114A-0067-0040

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03ABOVE AVG 100 GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floor09PINE WOOD 100

Air Condition03CENTRAL 100

Heating Type Bedrooms04AIR DUCTED 100 4 100

Bathrooms Frame Stories02WOOD FRAME 100 2. 2. 100

Units BUD8 Adjustme Occupancy020 100 DIST FB 100 00 NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1052.00

TOTALS2,0601,804259,501

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

20416DUNEWALKS0100001,172.00SF15.0015.00100200220023203,516

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000120CRES OCEAN100R-250.00125.0050.00FF1.001.001.0021,000.0021,000.001,050,000

REVIEW DATE01/01/2023BY CDTotal Acres: 0.00Total Land Value: 1,050,000Market: 0Agricultural: 0Common: 1,050,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500011,804106.0000175.96317,432196819800018.2581.75

1 SFR CUST100% - 2022Heated Area: 1752HX Base Yr 2022

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE396,289

TOTAL MARKET OB/XF VALUE3,516

TOTAL LAND VALUE - MARKET1,050,000

TOTAL MARKET VALUE1,449,805

SOH/AGL Deduction228,288

ASSESSED VALUE1,221,517

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE1,170,106

TOTAL JUST VALUE1,449,805

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE1,356,664

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2527/11091/04/2022LEUII11100

GRANTOR: GERRARD NEAL & MARY A

GRANTEE: GERRARD GRAHAM H &

2523/083912/20/2021SWUII30600,000

GRANTOR: BENNETT FAMILY BEACH

GRANTEE: GERRARD NEAL & MARY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=1993] N6 DCK=[YR=2002] N2 STR=[YR=2002] W7N4E7S4\$ N6 W18 S2 STR=[YR=2002] W7S4E7N4\$ S6 E18 \$ W18 S6 E18 \$ W18 S30 E2 BAS=[YR=2020] S10 E28 N10 W28 \$ E30 N30\$ PTR=E15 FUS=[YR=1993] E32 S16 W32 N16\$ W15\$.

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