

LOTS 1 THRU 16 EX W 44'OF LOTS
IN OR 2118/866
FIVE POINTS 2 PB 3/35

FAIRWAY SADLER LLC/
728 SHADES CREEK PKWY STE 210
BIRMINGHAM, AL 35209

2023

00-00-30-024B-0001-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	15	CONC BLOCK	80
Exterior Wall	28	GLASS THRM	20
Roof Structure	09	RIDGE FRME	100
Roof Cover	02	ROLL COMP	90
Roof Cover	11	SLATE	10
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	13	LVT/LAMNT	20
Ceiling	01	FIN.SUSPD	100
Air Condition	04	ROOF TOP	100
Heating Type	04	AIR DUCTED	100
Fixtures	40	100	
Frame	03	MASONRY	100
Story Height	16	100	
RMS	31	100	
Stories	1.	1. 100	
Units	0	100	
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	1600	COMMUNITY SHOPPING	
DAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	20,804	100	20,804	1,500,792
CAN	208	30	62	4,473
CAN	216	30	65	4,689
CAN	1,432	30	430	31,020
TOTALS	22,660		21,361	1,540,974

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1601	04	21,361	118.5751	138.73	2,963,412	2007	2007	0	0	0 48.00	52.00
5 COMNTYSHOP - 0% - 0											
Heated Area: 20804 HX Base Yr											
1408 SADLER RD, FERNANDINA BEACH											
BLD DATE	12/28/2021	KK	LGL DATE								
XF DATE	12/28/2021	KK	LAND DATE	12/28/2021	KK						
INC DATE			AG DATE								

L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0966	FIRE SPRNK	0	0	0	0	21,044.00	SF	3.00	3.00	100	2007	2007	3	89	56,187	
2	0966	FIRE SPRNK	0	0	0	0	19,215.00	SF	3.00	3.00	100	2007	2007	3	89	51,304	
3	0142	BAR TOP A	0	0	0	0	11.00	LF	165.00	165.00	100	2018	2018	3	86	1,561	
4	0381	COOLER	0	0	6	6	36.00	SF	82.50	82.50	100	2007	2007	3	62	1,841	
5	0383	FREEZER	0	0	4	6	24.00	SF	105.00	105.00	100	2007	2007	3	62	1,562	
6	0855	CONC PAVER	0	0	0	0	62.00	SF	10.00	10.00	100	2007	2007	3	89	552	
7	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2007	2007	3	35	140	
8	0381	COOLER	0	0	6	8	48.00	SF	82.50	82.50	100	2007	2007	3	62	2,455	
9	0143	BAR TOP G	0	0	0	0	21.00	LF	315.00	315.00	100	2007	2007	3	35	2,315	
10	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2007	2007	3	35	140	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001600	C	SH CTR COM	0	0003	CI	746.00	215.00	160,390.00	SF	1.00

TOTAL OB/IF											
TOT ADJ	TOT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	20.00	20.00	1,205,122								

NASSAU COUNTY PROPERTY				PAGE 1 of 6	2
VALUATION SUMMARY					
VALUATION BY	DIRECT_CAP				
Tax Group: 2	Tax Dist:				
BUILDING MARKET VALUE	6,326,892				
TOTAL MARKET OB/IF VALUE	0				
TOTAL LAND VALUE - MARKET	0				
TOTAL MARKET VALUE	7,532,014				
SOH/AGL Deduction	0				
ASSESSED VALUE	7,532,014				
TOTAL EXEMPTION VALUE	0				
BASE TAXABLE VALUE	7,532,014				
TOTAL JUST VALUE	7,532,014				
NCON VALUE	0				
INCOME VALUE	7,532,014				
PREVIOUS YEAR MKT VALUE	7,599,324				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220275	REMODEL-1476 SADL	15,000	07/07/2022
20210227	BLD OUT-1450 SADL	450,000	02/23/2022
20210242	REMODEL-1480 SADL	78,000	01/18/2022
20210225	REMODEL-1458 SADL	180,000	10/26/2021
20200123	REMODEL-JERSE MIK	2,300	11/12/2020
20182999	REMODEL-SURCHEROS	350,000	08/28/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2118/0866	5/05/2017	SW	Q	I	01
GRANTOR: SADLER EQUITIES LLC					
GRANTEE: FAIRWAY SADLER LLC					
1456/1961	11/06/2006	WD	Q	I	
GRANTOR: TRIPLE NET EQUITIES L					
GRANTEE: SADLER EQUITIES LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W315 S60 CAN=[YR=2007] S8 E179 N8 W179\$ E179 S14 CAN=[YR=2007] S8 E27 N8 W27\$ E110 CAN=[YR=2007] S8 E26 N8 W26\$E26 N74 \$. 4E4/E4N23\$.											

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REVIEW DATE 11/18/2022 BY HS Total Acres: 0.00 Total Land Value: 1,205,122 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

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