PT OF LOTS 1 2 & 3
IN OR 2325/113
LARCHMONT UNIT ONE PB 3/13

CRAWFORD 1 LLC
1458 SADLER ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-036A-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

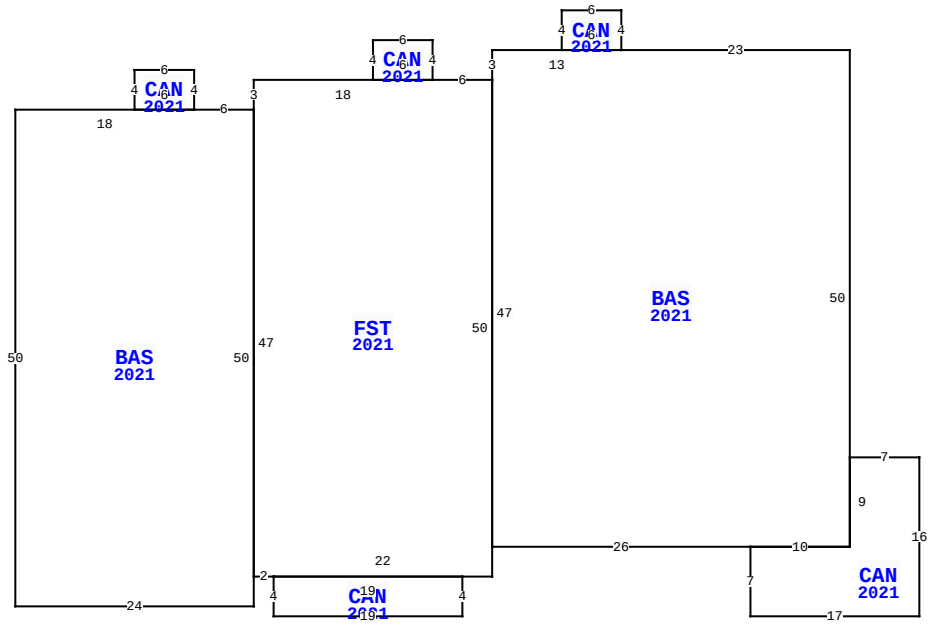
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	03	CONC FINSH 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		18 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	159,981
BAS	1,800	100	1,800	239,971
CAN	24	30	7	934
CAN	24	30	7	934
CAN	24	30	7	934
CAN	76	30	23	3,066
CAN	182	30	55	7,332
FST	1,200	50	600	79,990
TOTALS	4,530		3,699	493,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	3,699	122.8213	134.80	498,625	2021	2021	0	0	0	1.10	98.90

5 NBHD SHOP - 0% - 0 Heated Area: 3000 HX Base Yr



2149 SADLER RD, FERNANDINA BEACH

BLD DATE	04/18/2022	KK	LGL DATE	
XF DATE	04/18/2022	KK	LAND DATE	04/18/2022 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	493,140
TOTAL MARKET OB/XF VALUE	66,850
TOTAL LAND VALUE - MARKET	603,465
TOTAL MARKET VALUE	1,163,455
SOH/AGL Deduction	80,921
ASSESSED VALUE	1,082,534
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,082,534
TOTAL JUST VALUE	1,163,455
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	984,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220318	BETTYS GYM BLD OU		01/06/2023
20210137	CO ISSUED	0	07/15/2021
20210176	BLD OUT#1-SALTY B	18,000	03/26/2021
20200137	BUILT OUT #3	60,000	01/28/2021
20200049	ROOF	0	12/10/2020
20200048	NEW CONSTR	700,000	08/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2325/0113	12/11/2019	SW	Q	V	02	735,000
GRANTOR: PINELAND BANK						
GRANTEE: CRAWFORD 1 LLC						
1541/0127	12/14/2007	WD	Q	V		800,000
GRANTOR: NASSAU BUILDERS INC						
GRANTEE: CITIZENS STATE BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W23 CAN=[YR=2021] N4 W6 S4 E6$ W13 S3
FST=[YR=2021] W6 CAN=[YR=2021] N4 W6 S4 E6$ W18 S3
BAS=[YR=2021] W6 CAN=[YR=2021] N4 W6 S4 E6$ W18 S50 E24
N50$ S47 E2 CAN=[YR=2021] S4 E19 N4 W19$ E22 N50$ S47 E26
CAN=[YR=2021] S7 E17 N16 W7 S9 W10$ E10 N50$.

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
28	0803	ASPHALT C	0	0	0	0	9,784.00	SF	2.00	2.00	100	2021	2021	3	90	17,611	
29	0400	CONC CURB	0	0	0	0	970.00	LF	15.00	15.00	100	2021	2021	3	100	14,550	
30	0812	CONCRETE C	0	0	0	0	1,697.00	SF	4.00	4.00	100	2021	2021	3	100	6,788	
31	1123	CB 8"	0	0	128	2	256.00	SF	6.15	6.15	100	2021	2021	3	100	1,574	
32	0855	CONC PAVER	0	0	0	0	1,391.00	SF	10.00	10.00	100	2021	2021	3	100	13,910	
33	0855	CONC PAVER	0	0	0	0	427.00	SF	10.00	10.00	100	2021	2021	3	100	4,270	
34	0810	CONCRETE A	0	0	0	0	229.00	SF	6.50	6.50	100	2021	2021	3	100	1,489	
35	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	2021	2021	3	99	1,782	
36	0402	CONC BUMPE	0	0	0	0	18.00	UT	25.00	25.00	100	2021	2021	3	100	450	
37	0810	CONCRETE A	0	0	12	8	96.00	SF	6.50	6.50	100	2021	2021	3	100	624	

LAND DESCRIPTION

TOTAL OB/XF 63,048

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	001610	C	SH CTR NHD	0		R-2	252.00	150.00	37,716.58	SF		1.00	1.00	1.60	10.00	16.00	603,465							

REVIEW DATE 04/18/2021 BY KK Total Acres: 0.00 Total Land Value: 603,465 Market: 0 Agricultural: 0 Common: 603,465 PRINTED 08/02/2023 BY SYS

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NEIGHBORHOOD/LOC	2004.00		

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BLD DATE	04/18/2022	KK	LGL DATE
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

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TOTAL JUST VALUE	1,163,455
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	984,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051664	DEMOLITION	8,000	04/22/2005
B9603346	REMODEL	500	10/01/1996
B00803	REMODEL	13,000	02/01/1994
M0445	H/AC	2,000	02/01/1994
7935	REMODEL	850	03/17/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2325/0113	12/11/2019	SW	Q	V	02	735,000
GRANTOR: PINELAND BANK						
GRANTEE: CRAWFORD 1 LLC						
1541/0127	12/14/2007	WD	Q	V		800,000
GRANTOR: NASSAU BUILDERS INC						
GRANTEE: CITIZENS STATE BANK						

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
38	0810	CONCRETE A	0	0	13	7	91.00	SF	6.50	6.50	100	2021	2021	3	100	592	
39	0810	CONCRETE A	0	0	13	8	104.00	SF	6.50	6.50	100	2021	2021	3	100	676	
40	0476	VF 6 SBPL	0	0	0	0	33.00	LF	32.00	32.00	100	2021	2021	3	99	1,045	
41	0400	CONC CURB	0	0	0	0	12.00	LF	15.00	15.00	100	2021	2021	3	100	180	
42	0810	CONCRETE A	0	0	0	0	110.00	SF	6.50	6.50	100	2021	2021	3	100	715	
43	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	99	594	

LAND DESCRIPTION

TOTAL OB/XF 3,802

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 04/18/2021 BY KK Total Acres: 0.00 Total Land Value: 603,465 Market: 0 Agricultural: 0 Common: 603,465 PRINTED 08/02/2023 BY SYS