

PT LOTS 4,5 & PT GOVT LOT 2 OF
SEC 29-3N-28E IN OR 1244/1645
(EX ESMT OR 1244/1650)

GROW INVESTMENTS LLC/
401 YATCH CLUB LANE
ST SIMONS ISLAND, GA 31522

2023

00-00-30-036A-0004-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	25	MOD METAL 100	4804	06	3,745	87.6429	35.93	134,558	2004	2004	0	0	22.50	77.50	VALUATION BY STANDARD													
Roof Structur	10	STEEL FRME 100	1 MINI WAREH - 0% - 0													Heated Area: 3525												
Roof Cover	12	MODULAR MT 100														HX Base Yr												
Interior Wall	01	MINIMUM 100																										
Interior Floo	03	CONC FINSH 100																										
Ceiling	04	NONE 100																										
Air Condition	03	CENTRAL 100																										
Heating Type	01	NONE 100																										
Plumbing		3 100																										
Frame	05	STEEL 100																										
Story Height		10 100																										
RMS		38 100																										
Stories	1.	1. 100																										
Class	00	. 100																										
Units		0 100																										
Occupancy	00	NONE 100																										
Quality	03	Quality Level 03																										
DOR CODE	4840	MINI STORAGE																										
MAP NUM		MKT AREA														01												
NEIGHBORHOOD/LOC	2004.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,125	100	2,125	59,172																								
GOF	200	210	420	11,696																								
SFB	650	80	520	14,480																								
SFB	850	80	680	18,935																								
TOTALS	3,825		3,745	104,282																								
EXTRA FEATURES					2137 SADLER RD, FERNANDINA BEACH																							
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											
1	0803	ASPHALT C	0	0	0	0	13,600.00	SF	2.00	2.00	100	2004	2004	3	56	15,232												
2	0810	CONCRETE A	0	0	27	28	756.00	SF	6.50	6.50	100	2004	2004	3	86	4,226												
3	0810	CONCRETE A	0	0	5	10	50.00	SF	6.50	6.50	100	2004	2004	3	86	280												
4	0400	CONC CURB	0	0	0	0	52.00	LF	15.00	15.00	100	2004	2004	3	89	694												
5	0920	CWALL-WD/M	0	0	0	0	140.00	LF	390.00	390.00	100	2004	2004	3	24	13,104												
6	6001	ROLLUP DR	0	0	0	0	169.00	UT	200.00	200.00	100	2004	2004	3	24	8,112												
7	0092	AUTO GATE	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	2005	2005	3	27	1,890												
8	0430	CL FNC 6B	0	0	0	0	30.00	LF	11.16	11.16	100	2005	2005	3	69	231												
9	0465	FNC GT 15'	0	0	0	0	1.00	UT	607.50	607.50	100	2005	2005	3	69	419												
10	0424	CL FNC 6'	0	0	0	0	140.00	LF	23.00	23.00	100	2005	2005	3	69	2,222												
LAND DESCRIPTION					TOTAL OB/XF 46,410																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	004800	C	WAREHOUSE	0	0003	CG	0.00	0.00	58,312.00	SF		1.00	1.00	0.75	17.00	12.75	743,478											
REVIEW DATE 06/28/2021 BY KK Total Acres: 0.00 Total Land Value: 743,478 Market: 0 Agricultural: 0 Common: 743,478 PRINTED 08/02/2023 BY SYS																												

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