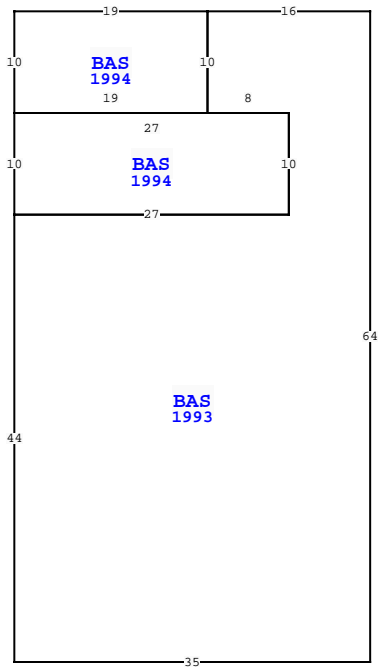


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	70
Exterior Wall	28	GLASS THRM	30
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	04	PLYWOOD	100
Interior Floor	11	CLAY TILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	04	ROOF TOP	100
Heating Type	04	AIR DUCTED	100
Fixtures		10	100
Frame	03	MASONRY	100
Story Height		11	100
RMS		2	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	1410	CONVENIENCE STORES	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,780	100	1,780
BAS	190	100	190
BAS	270	100	270
TOTALS	2,240		2,240
			177,782

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	CONVSTORE	- 0%	- 0		298,794	1989	1989	0	0	40.50	59.50
Heated Area: 2240 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 2
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		177,782
TOTAL MARKET OB/XF VALUE		148,836
TOTAL LAND VALUE - MARKET		583,780
TOTAL MARKET VALUE		910,398
SOH/AGL Deduction		299,567
ASSESSED VALUE		610,831
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		610,831
TOTAL JUST VALUE		910,398
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		570,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161641	SIGN	2,500	06/01/2016
20161359	REMODEL - INTERIO	68,414	05/12/2016
20160427	RE-DECK CANOPY	45,425	02/17/2016
20160428	DISCONNECT ELECTR	250	02/17/2016
20111195	SIGN	600	07/22/2011
20110678	REMODEL	1,800	05/03/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1989/0861	6/30/2015	WD	Q	I	01	550,000
GRANTOR: FERNANDINA BEACH PROP						
GRANTEE: CROW'S NEST LLC						
1626/1059	6/19/2009	WD	Q	I	01	764,100
GRANTOR: BUCHANAN PETROLEUM IN						
GRANTEE: FERNANDINA BEACH PR						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0812	CONCRETE C	0	0	0	0	25,430.00	SF	4.00	4.00	100
2	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100
3	0400	CONC CURB	0	0	0	0	648.00	LF	15.00	15.00	100
4	0524	PUMP ISLND	0	0	0	0	192.00	SF	4.50	4.50	100
6	0920	CWALL-WD/M	0	0	0	0	400.00	LF	195.00	195.00	100
7	0424	CL FNC 6'	0	0	0	0	340.00	LF	10.00	10.00	100
8	0803	ASPHALT C	0	0	0	0	1,353.00	SF	2.00	2.00	100
9	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100
11	1100	VAC SYSTEM	0	0	0	0	2.00	UT	800.00	800.00	100
12	4310	CANOPIES F	0	0	118	40	4,720.00	UT	22.75	22.75	100

2135 SADLER RD, FERNANDINA BEACH
 BLD DATE 01/20/2022 KK LGL DATE 01/20/2022 KK
 XF DATE 01/20/2022 KK LAND DATE 01/20/2022 KK
 INC DATE AG DATE

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W16 BAS=[YR=1994] W19 S10 BAS=[YR=1994] S10 E27 N10 W27 \$ E19 N10 \$ S10 E8 S10 W27 S44 E35 N64\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	001410	C	CONV STORE	0	0003	CG	170.00	202.00	34,340.00	SF		1.00	1.00	1.00	17.00	17.00	583,780							

