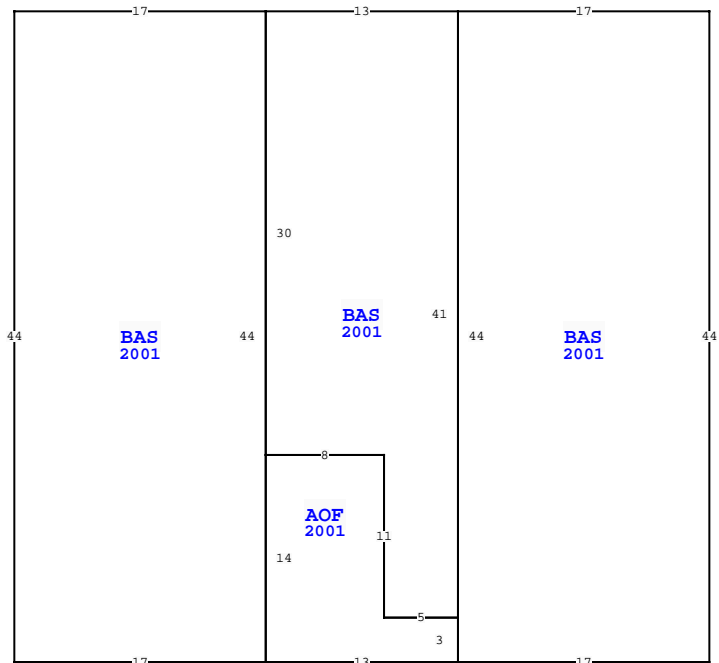


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	01	MINIMUM	70
Interior Wall	07	NONE	30
Interior Floo	03	CONC FINSH	100
Ceiling	03	PART.FIN.	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Fixtures		5	100
Frame	03	MASONRY	100
Story Height		12	100
RMS		4	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	OWNER OCC	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2603	04	2,068	90.5520	130.62	270,122	2001	2011	0	0	0	7.00	93.00	
1 FULLCARWSH - 0% - 0 Heated Area: 2068 HX Base Yr													



Quality	06	Quality Level 06		
DOR CODE	2610	CAR WASH		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	2004.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	127	100	127	15,428
BAS	445	100	445	54,057
BAS	748	100	748	90,865
BAS	748	100	748	90,865
TOTALS	2,068		2,068	251,213

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			413,570
TOTAL MARKET OB/XF VALUE			86,014
TOTAL LAND VALUE - MARKET			489,056
TOTAL MARKET VALUE			988,640
SOH/AGL Deduction			187,871
ASSESSED VALUE			800,769
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			800,769
TOTAL JUST VALUE			988,640
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			727,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003708	NEW CONSTR	400,000	08/14/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2205/1097	6/22/2018	WD Q	Q	I	01	950,000
GRANTOR: FIRST COAST CAR WASHE						
GRANTEE: SUDS ON SADLER LLC						
1393/0835	3/03/2006	WD U	U	I	06	400,000
GRANTOR: RIMES J E JR						
GRANTEE: FIRST COAST CAR WAS						

EXTRA FEATURES 2123 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	0400	CONC CURB	0	0	0	0	1,053.00	LF	15.00	15.00	100	2001	2001	3	86	13,584	
3	0801	ASPHALT A	0	0	30	13	390.00	SF	3.00	3.00	100	2001	2001	3	50	585	
4	0812	CONCRETE C	0	0	0	0	21,327.00	SF	4.00	4.00	100	2001	2001	3	82	69,953	
5	1100	VAC SYSTEM	0	0	0	0	6.00	UT	800.00	800.00	100	2001	2001	3	20	960	
6	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2005	2005	3	69	932	

BLD DATE		03/05/2021	KK	LGL DATE	03/05/2021	KK
XF DATE		03/05/2021	KK <td>LAND DATE</td> <td>03/05/2021</td> <td>KK</td>	LAND DATE	03/05/2021	KK
INC DATE				AG DATE		

BUILDING DIMENSIONS			
BAS=[YR=2001]	W17	BAS=[YR=2001]	W13
BAS=[YR=2001]	W17	S44	E17
AOF=[YR=2001]	E13	N3	W5
N11	W8	S14\$	N44\$
S30	E8	S11	E5
N41\$	S44	E17	N44\$.

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	002500	C	SRVC SHOPS	0	0003		124.00	290.00	35,960.00	SF		1.00	1.00	0.80	17.00	13.60	489,056							

S-2 OF LOTS 6 & 7
IN OR 2205/1097
LARCHMONT #1 PB 3/13

SUDS ON SADLER LLC/
6 WILLOW ROAD ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-036A-0006-0020

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 50
Interior Wall	07	NONE 50
Interior Floor	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures	5	100
Frame	03	MASONRY 100
Story Height	12	100
RMS	5	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	2610 CAR WASH	
MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	2004.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	264	100
BAS	352	100
BAS	352	100
BAS	352	100
BAS	352	100
ULP	40	15
ULP	40	15
ULP	40	15
TOTALS	1,792	1,690

MARKET ADJUSTMENTS																																
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																					
2	FULLCARWSH	- 0%	- 0		Heated Area: 1672			HX Base Yr																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>03/05/2021</th> <th>KK</th> <th>LGL DATE</th> <th>03/05/2021</th> <th>KK</th> </tr> </thead> <tbody> <tr> <td>XF DATE</td> <td>03/05/2021</td> <td>KK</td> <td>LAND DATE</td> <td>03/05/2021</td> <td>KK</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> <td></td> </tr> </tbody> </table>															BLD DATE	03/05/2021	KK	LGL DATE	03/05/2021	KK	XF DATE	03/05/2021	KK	LAND DATE	03/05/2021	KK	INC DATE			AG DATE		
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INC DATE			AG DATE																													

NASSAU COUNTY PROPERTY				PAGE 2 of 2	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				413,570		
TOTAL MARKET OB/XF VALUE				86,014		
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TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				800,769		
TOTAL JUST VALUE				988,640		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				727,995		
PERMIT NUM				DESCRIPTION	AMT	
ISSUED						
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2205/1097	6/22/2018	WD Q	Q	I	01	950,000
GRANTOR: FIRST COAST CAR WASHE						
GRANTEE: SUDS ON SADLER LLC						
1393/0835	3/03/2006	WD U	I	06		400,000
GRANTOR: RIMES J E JR						
GRANTEE: FIRST COAST CAR WAS						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2001] W16 BAS=[YR=2001] W16 BAS=[YR=2001] W12 BAS=[YR=2001] W16 BAS=[YR=2001] W16 S22 E16 N22 \$ S22 E16 N22 \$ S22 E16 N22 \$ S22 E16 N22 \$ S22 E16 N22 \$ PTR= S30 ULP=[YR=2001] W4 S10 E4 N10 \$ N30 \$ PTR= N10 ULP 2001=N10 W4 S10 E4 \$ S10 \$ PTR=E15 ULP=[YR=2001] E4 S10 W4 N10 \$ W15 \$.						

EXTRA FEATURES																
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
2123 SADLER RD, FERNANDINA BEACH																
TOTAL OB/XF 0																

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