

LOTS 11-14 & PT OF LOT 10
IN OR 772/980
& 3-13 OF 29-3N-28

UNITED STATES POSTAL SERVICE
1735 N BROWN ROAD STE 200
LAWRENCEVILLE, GA 30043-8153

2023

00-00-30-036A-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	11	CLAY TILE 40
Ceiling	03	PART.FIN. 100
Air Condition	07	ENG PACKGE 100
Heating Type	09	ENG F AIR 100
Fixtures	28	100
Frame	06	FIREPROOF 100
Story Height		20 100
RMS		32 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	8800	FEDERAL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	21,006	100	21,006	4,909,291
CAN	362	30	109	25,475
CAN	3,057	30	917	214,311
CLP	1,458	30	437	102,131
FUS	234	100	234	54,688
ULP	2,616	15	392	91,614

TOTALS	28,733		23,095	5,397,510
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	76,640.00	SF	2.00	2.00	
2	0812	CONCRETE C	0	0	0	0	11,000.00	SF	4.00	4.00	
3	0400	CONC CURB	0	0	0	0	3,300.00	LF	15.00	15.00	
4	0505	FLAGPOLE A	0	0	0	0	25.00	LF	50.00	50.00	
5	0972	ST LGHT UN	0	0	0	0	21.00	UT	2,530.00	2,530.00	
6	0975	ST LT/ARM	0	0	0	0	4.00	UT	500.00	500.00	
7	0431	CL FNC 8B	0	0	0	0	920.00	LF	12.50	12.50	
8	0424	CL FNC 6'	0	0	0	0	295.00	LF	20.00	20.00	
9	1127	BRICK 8"	0	0	0	0	4,300.00	SF	11.00	11.00	

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	008800	C	FEDERAL	0		C-2	482.00	491.00	254,522.00	SF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8901	04	23,095	145.2592	251.30	5,803,774	1998	1998	0	0	7.00	93.00
1 GOVT BLDG - 0% - 0											
Heated Area: 21240 HX Base Yr											

1997 SADLER RD, FERNANDINA BEACH	BLD DATE 01/23/2018	KK	LGL DATE	
	XF DATE 01/23/2018	KK	LAND DATE	01/23/2018
	INC DATE		AG DATE	

TOTAL OB/XF											
230,658											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		5,397,510	
TOTAL MARKET OB/XF VALUE		230,658	
TOTAL LAND VALUE - MARKET		2,812,468	
TOTAL MARKET VALUE		8,440,636	
SOH/AGL Deduction		3,297,105	
ASSESSED VALUE		5,143,531	
TOTAL EXEMPTION VALUE		12	5,143,531
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		8,440,636	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		6,794,109	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0772/0980	10/01/1996	WD	Q	V		640,300	
GRANTOR: ROSEMONT INVESTORS LL							
GRANTEE: UNITED STATES POSTA							
0736/1347	8/16/1995	WD	Q	V		310,000	
GRANTOR: ISLAND WALK SHOPPING							
GRANTEE: ROSEMONT INVESTORS							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1998] W27 CAN=[YR=1998] N16 W180 S20 E30 N4 E49 S3 E19 N3 E82 \$ W82 S3 W19 N3 W49 S53 ULP=[YR=1998] W60 S67 E33 CLP=[YR=1998] E27 N20 E3 N18 W3 N14 W27 S52 \$ N52 E27 N15 \$ S29 E3 S18 W3S21 E157 CAN=[YR=1998] S2 E21 N22 W11 S10 W10 S10 \$ N10 E10 N10 E10 N101 \$ PTR= E15 FUS=[YR=1998] E14 S6 W4 S15 W10 N21 \$ W15 \$.											