



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	3	100
Frame	03	MASONRY 100
Story Height		9 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 1700 OFFICE BUILDINGS

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 2004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	63	100	63	4,195
BAS	1,327	100	1,327	88,349
BAS	301	100	301	20,040
CAN	22	30	7	466

TOTALS 1,713 1,698 113,049

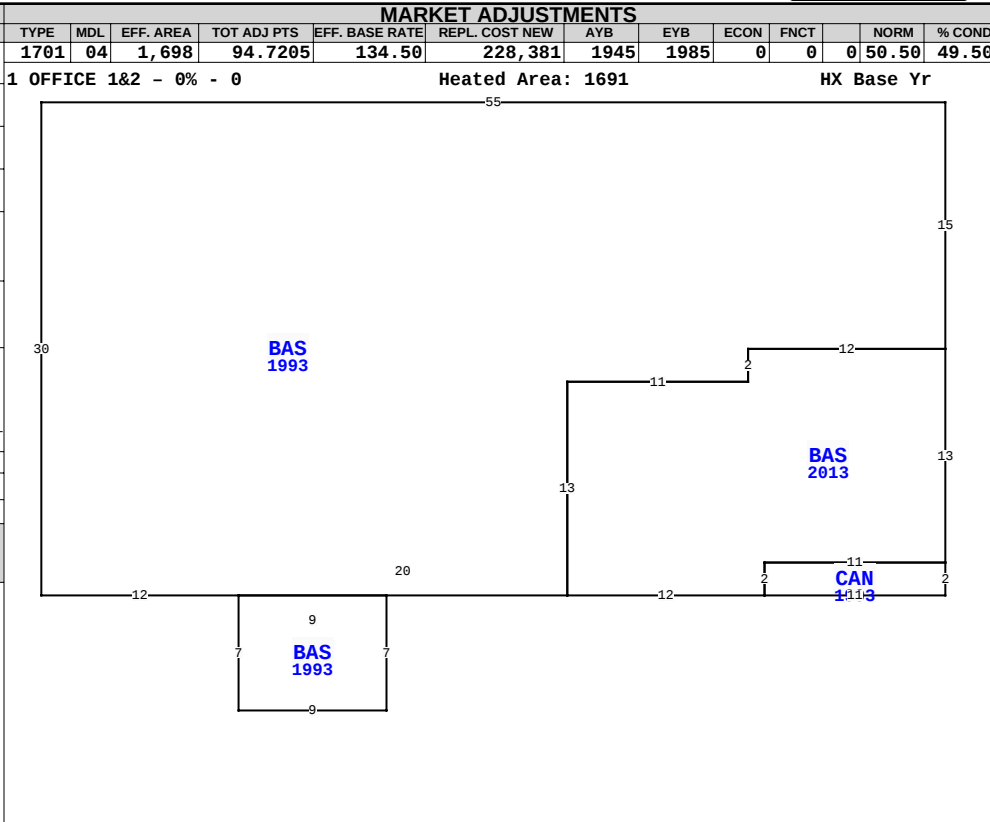
EXTRA FEATURES

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
1	0801	ASPHALT A	0	0	37	3		148.00	SF 3.00	100	1993	1993	3	50	222	
2	0803	ASPHALT C	0	0	0	0		3,411.00	SF 2.00	100	1993	1993	3	50	3,411	
7	0851	PATIO STON	0	0	16	5		80.00	SF 0.38	100	1993	1993	3	68	20	
8	0097	AWNING CN	0	0	8	0		8.00	SF 65.00	100	2012	2012	3	71	369	
9	0978	SECURTY LT	0	0	0	0		2.00	UT 450.00	100	2000	2000	3	55	495	

LAND DESCRIPTION

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	001200	C	STORE COMB	0		CG	100.00	400.00	39,290.00	SF		1.00	1.00	0.82	17.00	14.01	550,374							

REVIEW DATE 11/15/2022 BY HS



2245 SADLER RD, FERNANDINA BEACH

BLD DATE	11/15/2022	HS	LGL DATE
XF DATE	11/15/2022	HS	LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY PAGE 1 of 1 8

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		113,049
TOTAL MARKET OB/XF VALUE		4,517
TOTAL LAND VALUE - MARKET		550,374
TOTAL MARKET VALUE		667,940
SOH/AGL Deduction		416,863
ASSESSED VALUE		251,077
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		251,077
TOTAL JUST VALUE		667,940
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		544,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000291	REPAIR/RRF	9,355	01/10/2018
B25586	ADDITION	4,854	01/01/2012
B9401204	XFOB	3,328	07/01/1994
4487	H/AC	3,300	01/28/1993
8386	REPAIR/RRF	2,400	09/17/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2571/0586	6/08/2022	WD	U	I	11	100
GRANTOR: RAWLS ROBIN						
GRANTEE: RAWLS ROBIN & SAMUE						
1763/0389	10/17/2011	WD	U	I	11	150,000
GRANTOR: GOLBAN COSTICA & GEOR						
GRANTEE: RAWSON BRIAN & ELIZ						

BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[YR=1993] W55 S30 E12 BAS=[YR=1993] S7 E9 N7 W9\$	
E20BAS=[YR=2013] E12 CAN=[YR=1993] E11N2W11S2\$N2E11N13W12	
S2W11S13\$N13E11N2E12N15\$.	

TOTAL OB/XF 4,517

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	001200	C	STORE COMB	0		CG	100.00	400.00	39,290.00	SF		1.00	1.00	0.82	17.00	14.01	550,374							

REVIEW DATE 11/15/2022 BY HS

NASSAU COUNTY PROPERTY										PAGE 1 of 1		8
VALUATION SUMMARY												
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PREVIOUS YEAR MKT VALUE						544,786						

Total Acres: 0.00 Total Land Value: 550,374 Market: 0 Agricultural: 0 Common: 550,374 PRINTED 08/02/2023 BY SYS