

BLOCK 1 W'LY 50 FT OF LOT 18
& E'LY 25 FT OF LOT 19
SADLER ESTATES PB 2/68

2227 SADLER RD LLC
4309 PABLO OAKS CT
JACKSONVILLE, FL 32224

2023

00-00-30-0600-0001-0182



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06 BD/BATTEN 100
Roof Structure	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 90
Interior Floor	14 CARPET 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	0 100
Bathrooms	0 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 OWNER OCC 100

Quality	03 Quality Level 03
DOR CODE	1700 OFFICE BUILDINGS

MAP NUM	MKT AREA	02
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NEIGHBORHOOD/LOC	2004.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	770	100	770	98,643
CAN	280	30	84	10,761
FUS	770	100	770	98,643
STP	28	10	3	385
STP	45	10	4	512
USP	216	30	65	8,327

TOTALS	2,109	1,696	217,270
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	3,984.00	SF	4.00
3	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00
4	0810	CONCRETE A	0	0	0	0	300.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001700	C	1STORY OFF	0	0003	CG	75.00	400.00	29,307.00

REVIEW DATE	12/30/2021	BY	KK
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1701	01	1,696	103.7000	147.25	249,736	1993	2005	0	0	0	13.00	87.00	

1 OFFICE 1&2 - 0% - 0

Heated Area: 1540

HX Base Yr

STP
2698

USP
2813

BAS
1993

CAN
1994

S7P
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2227 SADLER RD, FERNANDINA BEACH													
BLD DATE		03/22/2018		KK		LGL DATE							
XF DATE						LAND DATE							
INC DATE						AG DATE							

TOTAL OB/XF													
13,514													

Total Acres:	0.00	Total Land Value:	468,912	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					217,270				
TOTAL MARKET OB/XF VALUE					13,514				
TOTAL LAND VALUE - MARKET					468,912				
TOTAL MARKET VALUE					699,696				
SOH/AGL Deduction					161,143				
ASSESSED VALUE					538,553				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					538,553				
TOTAL JUST VALUE					699,696				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					489,594				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006652	REPAIR/RRF	6,500	08/12/2020
B26067	REMODEL	5,000	05/01/2012
6593	NEW CONSTR	57,980	07/10/1990
2913	H/AC	2,500	02/13/1989
3397	NEW CONSTR	0	02/13/1989
5520	NEW CONSTR	55,980	02/13/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2528/1408	12/29/2021	WD	Q	I	01	550,000	
GRANTOR: CK SERVICE SOLUTIONS							
GRANTEE: 2227 SADLER RD LLC							
1967/1456	3/10/2015	WD	Q	I	01	270,000	
GRANTOR: HARBOUR JAMES & SCARL							
GRANTEE: CK SERVICE SOLUTIONS							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W4 USP=[YR=2013] N8 W9 STP=[YR=2008] N5 W9 S5 E9\$ W18 S8 E27 \$ W31 S22 CAN=[YR=1994] S8 E14 STP=[YR=2008] S4 E7 N4 W7\$ E21 N8 W35 \$ E35 N22 \$ PTR= E15 FUS1994 = E35 S22 W35 N22 \$ W15 \$.									