BLOCK 2 LOT 1 &
E6.25 FT OF LOT 2 (S-1)
IN OR 2024/648

SIMRIN INC/
342 S CHURCH ST
HOMERVILLE, GA 31634

2023

00-00-30-0600-0002-0010

BUILDING CHARACTERISTICS

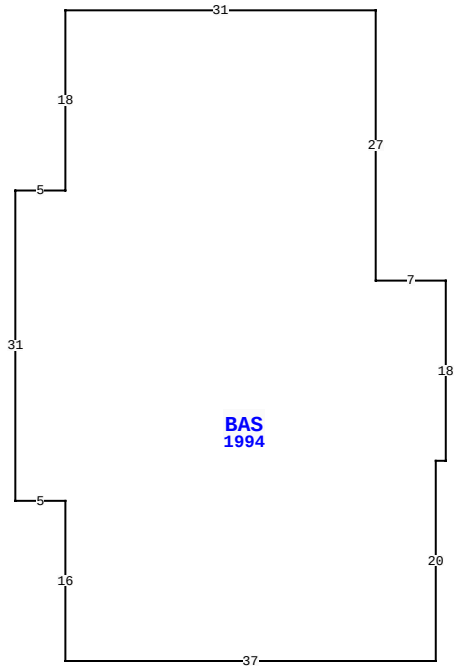
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	11	CLAY TILE 50
Interior Floo	15	HARDTILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02
DOR CODE	2200	DRIVE-IN REST.
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1060.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,416	100	2,416	105,851
TOTALS	2,416		2,416	105,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2201	04	2,416	105.4856	224.68	542,827	1989	1989	0	0	40	40.50	19.50

2 FAST FOOD – 0% - 0 Heated Area: 2416 HX Base Yr



2784 SADLER RD, FERNANDINA BEACH

BLD DATE	01/13/2022	KK	LGL DATE	
XF DATE	01/13/2022	KK	LAND DATE	01/13/2022 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	105,851
TOTAL MARKET OB/XF VALUE	55,296
TOTAL LAND VALUE - MARKET	903,125
TOTAL MARKET VALUE	1,064,272
SOH/AGL Deduction	284,970
ASSESSED VALUE	779,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	779,302
TOTAL JUST VALUE	1,064,272
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,075,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163337	REPAIR/RRF	33,855	12/07/2016
20161048	REMODEL INTERIOR	70,000	04/14/2016
20150730	ELEC OTHER	1,225	04/06/2015
20111915	ELED PNL FOR WTR	125	10/24/2011
20111905	WATER HTR	125	10/21/2011
20111898	WATER HTR	700	10/20/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2024/0648	1/18/2016	WD	Q	I	01	650,000
GRANTOR: TWO EASE INC						
GRANTEE: SIMRIN INC						
1203/0638	1/22/2004	WD	Q	I		475,000
GRANTOR: TRI-STATE RESTAURANTS						
GRANTEE: TWO EASE INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W7 N27 W31 S18 W5 S31 E5 S16 E37 N20 E1 N18$.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	0	0	0	2,376.00	SF	4.00	4.00	100	1989	1989	3	59.5	5,655	
2	0803	ASPHALT C	0	0	0	0	19,236.00	SF	2.00	2.00	100	1989	1989	3	50	19,236	
4	0400	CONC CURB	0	0	0	0	1,510.00	LF	15.00	15.00	100	1989	1989	3	68	15,402	
5	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	1989	1989	3	28	4,250	
7	0940	SHEDS/PORT	0	0	10	6	60.00	SF	30.00	30.00	100	1989	1989	3	20	360	
9	0810	CONCRETE A	0	0	0	0	378.00	SF	6.50	6.50	100	1997	1997	3	75	1,843	
10	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1997	1997	3	45	1,139	
11	0975	ST LT/ARM	0	0	0	0	5.00	UT	500.00	500.00	100	1997	1997	3	45	1,125	
12	0964	HALON SYST	0	0	4	5	20.00	SF	50.00	50.00	100	1995	1995	3	72	720	
13	0940	SHEDS/PORT	0	0	20	12	240.00	SF	20.10	20.10	100	2005	2005	3	27	1,302	

TOTAL OB/XF 51,032

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002200	C	DRIVE-IN	0		C-1	100.00	400.00	42,500.00	SF		1.00	1.00	0.85	25.00	21.25	903,125							

REVIEW DATE 07/15/2022 BY DC Total Acres: 0.00 Total Land Value: 903,125 Market: 0 Agricultural: 0 Common: 903,125 PRINTED 08/02/2023 BY SYS

BLOCK 2 LOT 1 &
E6.25 FT OF LOT 2 (S-1)
IN OR 2024/648

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2023

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ELEMENT	CD	CONSTRUCTION

DOR CODE	2200	DRIVE-IN REST.	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1060.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

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BLD DATE	01/13/2022	KK	LGL DATE
XF DATE	01/13/2022	KK	LAND DATE 01/13/2022 KK
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NASSAU COUNTY PROPERTY

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BASE TAXABLE VALUE	779,302
TOTAL JUST VALUE	1,064,272
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,075,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110167	H/AC	15,000	02/04/2011
20101311	NEW CONSTR	2,000	08/06/2010
20101312	NEW CONSTR	2,000	08/06/2010
20091695	OTHER	1,525	12/14/2009
20091333	ELEC OTHER	2,000	10/02/2009
B040919	REPAIR/RRF	3,000	05/18/2004

SALES DATA

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GRANTOR: TWO EASE INC						
GRANTEE: SIMRIN INC						
1203/0638	1/22/2004	WD	Q	I		475,000
GRANTOR: TRI-STATE RESTAURANTS						
GRANTEE: TWO EASE INC						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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
14	0810	CONCRETE A	0	0	16	10	160.00	SF	6.50	6.50	100	1989	1989	3	59.5	619	
15	0098	AWNING MTL	0	0	10	3	30.00	SF	13.00	13.00	100	2016	2016	3	78	304	
16	0462	ST/AL FNC	0	0	114	3	342.00	SF	10.00	10.00	100	2016	2016	3	84	2,873	
17	1129	STONE 8"	0	0	10	3	30.00	SF	15.75	15.75	100	2016	2016	3	99	468	

LAND DESCRIPTION

TOTAL OB/XF 4,264

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/15/2022 BY DC Total Acres: 0.00 Total Land Value: 903,125 Market: 0 Agricultural: 0 Common: 903,125 PRINTED 08/02/2023 BY SYS