BLOCK 2 LOTS 17 18
(LESS W80 FT OF LOT 18)
SADLER ESTATES PB 2/68

DAVID FAMILY ICE CREAM LLC/
651 KING GEORGE LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0600-0002-0170

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	01	Quality Level 01

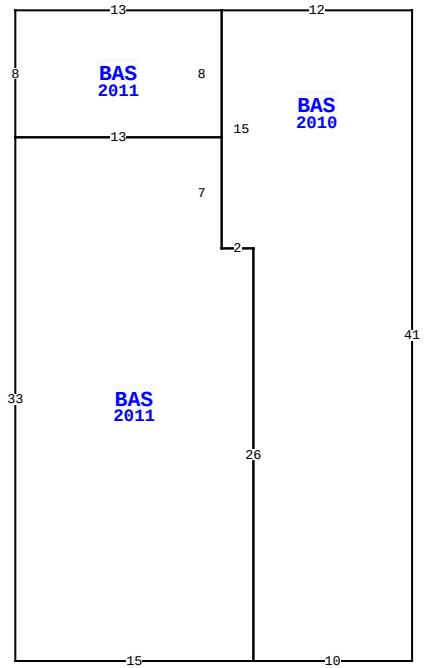
DOR CODE	2200	DRIVE-IN REST.	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100	440	63,213
BAS	104	100	104	14,942
BAS	481	100	481	69,104
TOTALS	1,025		1,025	147,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2201	04	1,025	73.3162	156.16	160,064	2010	2010	0	0	0	8.00	92.00

1 FAST FOOD – 0% - 0 Heated Area: 1025 HX Base Yr



2210 SADLER RD, FERNANDINA BEACH

BLD DATE	02/25/2021	KK	LGL DATE	
XF DATE	02/25/2021	KK	LAND DATE	02/25/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	147,259
TOTAL MARKET OB/XF VALUE	844
TOTAL LAND VALUE - MARKET	693,600
TOTAL MARKET VALUE	841,703
SOH/AGL Deduction	0
ASSESSED VALUE	841,703
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	841,703
TOTAL JUST VALUE	841,703
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	784,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23717	CO ISSUED	0	09/01/2010
E22903	ELEC OTHER	0	09/01/2010
E22751	NEW CONSTR	0	07/01/2010
M15480	H/AC	0	07/01/2010
P14335	NEW CONSTR	0	06/01/2010
B23717	NEW CONSTR	79,203	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2393/1581	7/17/2020	WD	Q	I	02	785,000
GRANTOR: DENUCCI'S SOFT SERVE						
GRANTEE: DAVID FAMILY ICE CR						
1679/1997	5/26/2010	WD	Q	V	02	240,000
GRANTOR: VUTURO GEORGE & DOROT						
GRANTEE: DENUCCI'S SOFT SERV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W12 BAS=[YR=2011] W13 S8 BAS=[YR=2011] S33 E15 N26 W2 N7 W13 $ E13 N8$ S15 E2 S26 E10 N41$.

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	12,408.00	SF	4.00	4.00	1	2010	2010	3	1	496	
2	0400	CONC CURB	0	0	0	0	516.00	LF	15.00	15.00	1	2010	2010	3	1	77	
3	0462	ST/AL FNC	0	0	0	0	462.00	SF	10.00	10.00	1	2010	2010	3	1	46	
4	0810	CONCRETE A	0	0	0	0	320.00	SF	6.50	6.50	1	2010	2010	3	1	21	
5	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	1	2010	2010	3	1	101	
6	0975	ST LT/ARM	0	0	0	0	4.00	UT	500.00	500.00	1	2010	2010	3	1	20	
7	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	1	2010	2010	3	1	2	
8	0446	BOX FNC 6'	0	0	0	0	31.00	LF	20.00	20.00	1	2010	2010	3	1	6	
9	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	1	2010	2010	3	1	2	
10	0810	CONCRETE A	0	0	0	0	115.00	SF	6.50	6.50	1	2010	2010	3	1	7	

TOTAL OB/XF 778

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	003100	C	DRIVE-IN	0	0003		120.00	400.00	48,000.00	SF		1.00	0.85	0.85	17.00	14.45	693,600							

REVIEW DATE 02/25/2021 BY KK Total Acres: 0.00 Total Land Value: 693,600 Market: 0 Agricultural: 0 Common: 693,600 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

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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
11	0811	CONCRETE B	0	0	0	0	918.00	SF	5.20	5.20	1	2010	2010	3	1	48	
13	1123	CB 8"	0	0	0	0	25.00	SF	6.15	6.15	1	2010	2010	3	1	2	
14	0648	LIGHTS-AV	0	0	0	0	2.00	UT	140.00	140.00	1	2010	2010	3	1	3	
15	0097	AWNING CN	0	0	0	0	9.00	SF	65.00	65.00	1	2010	2010	3	1	6	
16	0978	SECURTY LT	0	0	0	0	3.00	UT	225.00	225.00	1	2010	2010	3	1	7	

LAND DESCRIPTION

TOTAL OB/XF 66

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 02/25/2021 BY KK Total Acres: 0.00 Total Land Value: 693,600 Market: 0 Agricultural: 0 Common: 693,600 PRINTED 08/02/2023 BY SYS