

BLOCK 2 N300 FT OF LOT 22 &
FRACT OF LOT 23 EX S-3
IN OR 2310/1428

MICAH'S PLACE INC/
PO BOX 16287
FERNANDINA BEACH, FL 32034

2023

00-00-30-0600-0002-0221



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 3 8										
Exterior Wall	10	ABOVE AVG 100	1101	04	1,549	121.3380	177.76	275,350	1945	2010	0	0	0	8.00	92.00	VALUATION BY STANDARD									
Roof Structur	04	WOOD TRUSS 100	1 RETAILSTOR - 0% - 0													Heated Area: 1530 HX Base Yr									
Roof Cover	03	COMP SHNGL 100														Tax Group: 8 Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 326,817									
Interior Floo	13	LVT/LAMMT 100														TOTAL MARKET OB/XF VALUE 20,420									
Ceiling	02	F.NOT SUS 100														TOTAL LAND VALUE - MARKET 280,411									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 627,648									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 95,470									
Fixtures	4	100														ASSESSED VALUE 532,178									
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE 10 532,178									
Story Height	8	100														BASE TAXABLE VALUE 0									
RMS	5	100														TOTAL JUST VALUE 627,648									
Stories	1.	1. 100	NCON VALUE 0																						
Units	0	100	INCOME VALUE																						
BUD8 Adjustme	05	DIST 1A 100	PREVIOUS YEAR MKT VALUE 488,539																						
Occupancy	00	OWNER OCC 100																							
Quality	05	Quality Level 05																							
DOR CODE	1100	STORES, 1 STORY																							
MAP NUM		MKT AREA	02																						
NEIGHBORHOOD/LOC	2004.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,530	100	1,530	250,215																					
FDU	32	60	19	3,107																					
TOTALS	1,562		1,549	253,322																					
EXTRA FEATURES					2182 SADLER RD, FERNANDINA BEACH																				
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										
8	0803	ASPHALT C	0 0	0 0	4,498.00	SF	2.00	2.00	100	2004	2004	3	56	5,038											
9	0402	CONC BUMPE	0 0	0 0	8.00	UT	25.00	25.00	100	2002	2002	3	87	174											
11	0471	VINYL FNC	0 0	0 0	80.00	LF	32.00	32.00	100	2004	2004	3	66	1,690											
12	0812	CONCRETE C	0 0	0 0	689.00	SF	4.00	4.00	100	2000	2000	3	80	2,205											
15	0350	CARPORT WD	0 0	14 17	238.00	SF	13.00	13.00	100	2002	2002	3	21	650											
16	0810	CONCRETE A	0 0	0 0	480.00	SF	6.50	6.50	100	2006	2006	3	88	2,746											
17	0940	SHEDS/PORT	0 0	20 10	200.00	SF	30.00	30.00	100	1990	1990	3	20	1,200											
18	1242	WD DECK A	0 0	8 3	24.00	SF	10.00	10.00	100	1990	1990	3	20	48											
19	0855	CONC PAVER	0 0	0 0	321.00	SF	10.00	10.00	100	2002	2002	3	83	2,664											
20	0470	VNYL GATE	0 0	0 0	1.00	UT	300.00	300.00	100	2004	2004	3	66	198											
LAND DESCRIPTION					TOTAL OB/XF 16,613																				
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	001100	C	STORE 1FLR	0	0003	CG	100.00	210.00	21,993.00	SF		1.00	1.00	0.75	17.00	12.75	280,411								
REVIEW DATE 07/11/2018 BY KK Total Acres: 0.00 Total Land Value: 280,411 Market: 0 Agricultural: 0 Common: 280,411 PRINTED 08/02/2023 BY SYS																									

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures	0	100
Frame	02	WOOD FRAME 100
Story Height	8	100
RMS	1	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2004.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	552	100
TOTALS	552	552

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	552	77.4900	113.52	62,663	1945	1993	0	0	32.00	68.00
4 RETAILSTOR - 0% - 0 Heated Area: 552 HX Base Yr											
23 24 23 24											
BAS 2004											
TOTALS 552 552 42,611											

NASSAU COUNTY PROPERTY						PAGE 3 of 3	8
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 8				Tax Dist:			
BUILDING MARKET VALUE				326,817			
TOTAL MARKET OB/XF VALUE				20,420			
TOTAL LAND VALUE - MARKET				280,411			
TOTAL MARKET VALUE				627,648			
SOH/AGL Deduction				95,470			
ASSESSED VALUE				532,178			
TOTAL EXEMPTION VALUE				10	532,178		
BASE TAXABLE VALUE				0			
TOTAL JUST VALUE				627,648			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				488,539			

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
31	0810	CONCRETE A	0	0	16 14			6.50	100	1993	1993
TOTALS 552 552 42,611											

BLD DATE	07/11/2018	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
TOTAL OB/XF 990											
ADJ UNIT PRICE											
LAND VALUE											
OTHER ADJUSTMENTS AND NOTES											
YEAR DENSITY DECL FRZ YR CONSVR											
REVIEW DATE 07/11/2018 BY KK											