

BLOCK 2 PT LOTS 22 23 24
IN OR 2416/121
A/K/A TRACT # 4

AMELIA HOMES INC/
2164 SADLER RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0600-0002-0224



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	01 MINIMUM 100
Interior Wall	01 MINIMUM 100
Interior Floo	03 CONC FINSH 100
Ceiling	03 PART.FIN. 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	4 100
Frame	05 STEEL 100
Story Height	16 100
RMS	6 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 OWNER OCC 100

Quality	04 Quality Level 04
DOR CODE	1200 STORE/OFFICE/RESID

MAP NUM	MKT AREA	01
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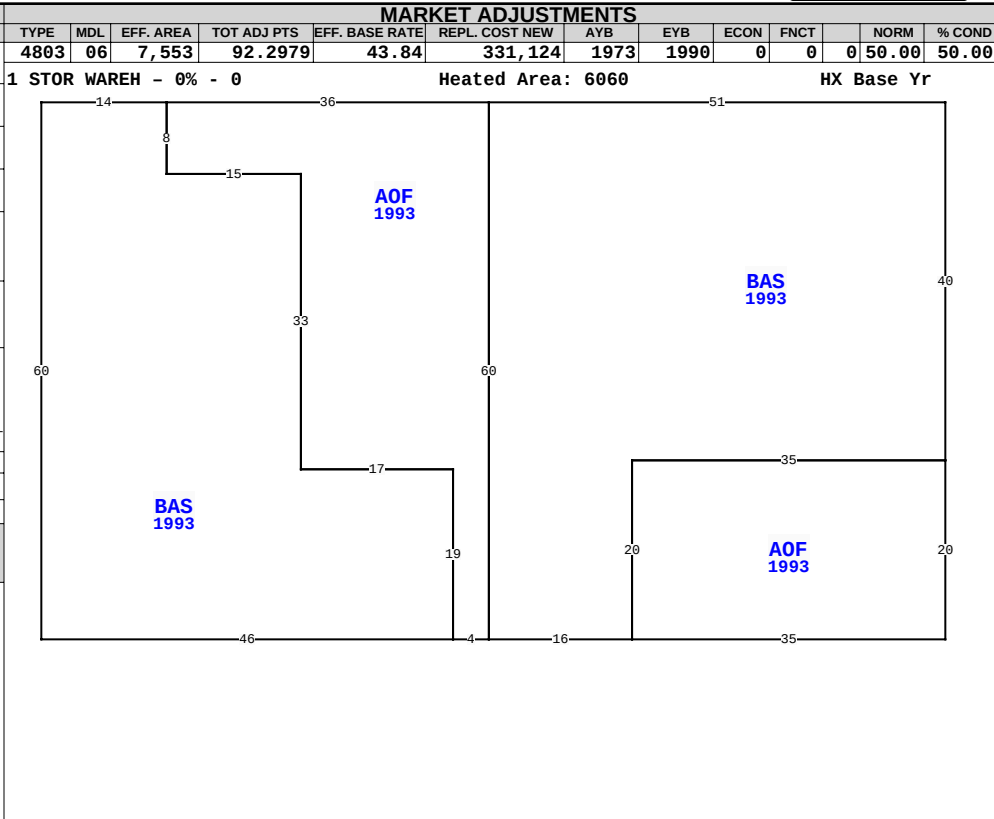
NEIGHBORHOOD/LOC	2004.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	700	185	1,295	28,387
AOF	1,057	185	1,955	42,854
BAS	1,943	100	1,943	42,591
BAS	2,360	100	2,360	51,731

TOTALS	6,060	7,553	165,562
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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0803	ASPHALT C	0	0	0	0	
2	0423	CL FNC 5'	0	0	0	0	
3	0465	FNC GT 15'	0	0	0	0	
8	0810	CONCRETE A	0	0	10	6	
10	0476	VF 6 SBPL	0	0	0	0	
11	0445	BOX FNC 5'	0	0	0	0	
12	0978	SECURITY LT	0	0	0	0	
13	6001	ROLLUP DR	0	0	0	0	
14	0810	CONCRETE A	0	0	0	0	
15	0810	CONCRETE A	0	0	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	001200	C	STORE COMB	0	0003
RETURN DATE: 02/02/2020 BY: [signature]					



BLD DATE	03/08/2019	KK	LGL DATE	
XF DATE	03/08/2019	KK	LAND DATE	03/08/2019
INC DATE			AG DATE	

2162 SADLER RD, FERNANDINA BEACH														
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NASSAU COUNTY PROPERTY										PAGE 1 of 2	2
VALUATION SUMMARY										DIRECT_CAP	
VALUATION BY										Tax Group: 2	
BUILDING MARKET VALUE										503,026	
TOTAL MARKET OB/XF VALUE										0	
TOTAL LAND VALUE - MARKET										0	
TOTAL MARKET VALUE										708,488	
SOH/AGL Deduction										0	
ASSESSED VALUE										708,488	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										708,488	
TOTAL JUST VALUE										708,488	
NCON VALUE										0	
INCOME VALUE										708,488	
PREVIOUS YEAR MKT VALUE										708,475	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141384	H/AC	3,610	06/26/2014
20122494	REPAIR/RRF	12,000	12/12/2012
20101743	SIGN	200	10/08/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2416/0121	12/04/2020	WD	Q	I	01	825,500	
GRANTOR:BAIA ANTHONY J							
GRANTEE:AMELIA HOMES INC							
0879/0568	4/16/1999	WD	Q	I		367,000	
GRANTOR:CLOWER CLOWER & CLOWE							
GRANTEE:BAIA ANTHONY J D/B/							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W51 AOF=[YR=1993] W36 BAS=[YR=1993] W14 S60 E46 N19 W17 N33 W15 N8 \$ S8 E15 S33 E17 S19 E4 N60 \$ S60 E16 AOF=[YR=1993] E35 N20 W35 S20 \$ N20 E35 N40 \$.									

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