

BLOCK 2 PT OF LOT 23 & LOT 24
IN OR 1197/1116
A/K/A TRACT 1

AMELIA HOMES INC
2164 SADLER RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0600-0002-0232



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	7	100
Frame	01	TYP WD 100
Story Height		12 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY

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
BAS	8,000	100	8,000	1,035,784
CAN	110	30	33	4,272
PTO	352	5	18	2,331
PTO	360	5	18	2,331

TOTALS	8,822		8,069	1,044,718
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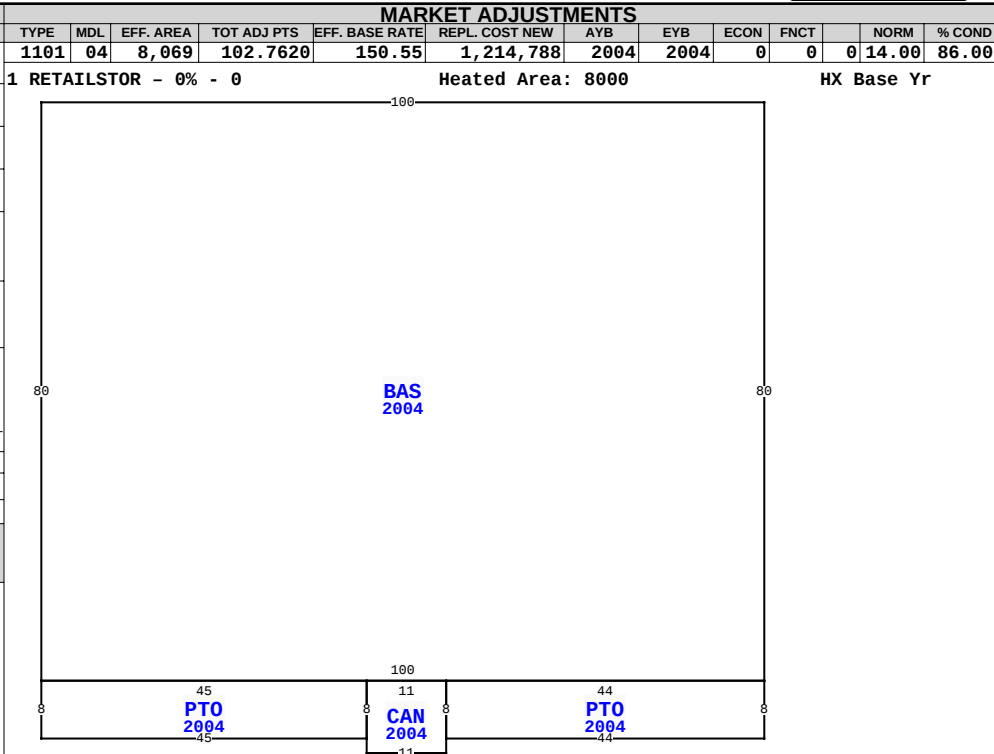
EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	0	0			7,897.00	SF	2.00				7,897	
2	0811	CONCRETE B	0	0	0	0			654.00	SF	5.20				2,108	
6	0810	CONCRETE A	0	0	0	0			36.00	SF	6.50				201	

LAND DESCRIPTION																
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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		CG	135.00	140.00	19,123.00	SF		1.00	1.00	0.75	17.00	12.75	243,818							

REVIEW DATE	03/08/2019	BY	KK	Total Acres:	0.00	Total Land Value:	243,818	Market:	0	Agricultural:	0	Common:	243,818	PRINTED 08/02/2023 BY	SY
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2164 SADLER RD, FERNANDINA BEACH

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

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

TOTAL OB/XF																
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TOTAL OB/XF																
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TOTAL OB/XF																
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NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 2										Tax Dist:		
BUILDING MARKET VALUE										1,044,718		
TOTAL MARKET OB/XF VALUE										10,206		
TOTAL LAND VALUE - MARKET										243,818		
TOTAL MARKET VALUE										1,298,742		
SOH/AGL Deduction										434,441		
ASSESSED VALUE										864,301		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										864,301		
TOTAL JUST VALUE										1,298,742		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										888,293		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121015	A/C	1,500	06/06/2012
20052403	SIGN	495	08/09/2005
B0021406	NEW CONSTR	607,360	08/15/2002
B9610118	REPAIR/RRF	11,000	11/01/1996
B9610111	REMODEL	47,500	10/28/1996
6729	REMODEL	2,500	09/11/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1197/1116	12/24/2003	WD	Q	I		275,000	
GRANTOR: CLOWER CLOWER & CLOWE							
GRANTEE: AMELIA HOMES INC							
1197/1113	12/24/2003	WD	U	I	07	100	
GRANTOR: CLOWER MICHAEL B & AT							
GRANTEE: CLOWER CLOWER & CLO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
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BAS=[YR=2004] W100 S80 PTO=[YR=2004] S8 E45 CAN=[YR=2004]
S2 E11 N2 PTO=[YR=2004] E44 N8 W44 S8\$ N8 W11 S8\$ N8 W45\$
E100 N80\$.