

BLOCK 2 PT OF LOTS 23 & 24
IN OR 2003/500 BEING PARCEL A
A/K/A TRACT #2

AMELIA HOMES INC
2164 SADLER RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0600-0002-0233



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 70
Roof Cover	03 COMP SHNGL 30
Interior Wall	01 MINIMUM 70
Interior Wall	05 DRYWALL 30
Interior Floo	03 CONC FINSH 70
Interior Floo	14 CARPET 30
Ceiling	03 PART.FIN. 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	4 100
Frame	02 WOOD FRAME 100
Story Height	9 100
RMS	6 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Quaity	00 QWERTYCCCV00 03
DOR CODE	1100 STORES, 1 STORY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	2004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,512	100	1,512	122,526
BAL	256	15	38	3,079
BAS	4,116	100	4,116	333,543
FUS	262	100	262	21,232
STR	68	10	7	567
TOTALS	6,214		5,935	480,946

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	
2	0803	ASPHALT C	0	0	0	0	6,056.00	SF	2.00	2.00	
3	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	
4	0810	CONCRETE A	0	0	85	5	425.00	SF	6.50	6.50	
5	0978	SECURTY LT	0	0	0	0	2.00	UT	337.50	337.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001100	C	STORE 1FLR	0	0003	CG	0.00	0.00	14,871.38	SF	

REVIEW DATE 11/30/2018 BY KK

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	5,935	81.3434	119.17	707,274	1973	1993	0	0	0 32.00	68.00
1 RETAILSTOR - 0% - 0 Heated Area: 5890 HX Base Yr											
2166 SADLER RD, FERNANDINA BEACH											
BLD DATE 11/30/2018 KK LGL DATE 11/30/2018 KK AG DATE 11/30/2018 KK											

TOTAL OB/XF											
9,582											

TOTAL OB/XF											
9,582											

Total Acres: 0.00 Total Land Value: 148,714 Market: 0 Agricultural: 0 Common: 148,714

NASSAU COUNTY PROPERTY			
PAGE 1 of 1 2			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		480,946	
TOTAL MARKET OB/XF VALUE		9,582	
TOTAL LAND VALUE - MARKET		148,714	
TOTAL MARKET VALUE		639,242	
SOH/AGL Deduction		230,579	
ASSESSED VALUE		408,663	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		408,663	
TOTAL JUST VALUE		639,242	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		407,694	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091710	SIGN	400	12/17/2009
20062744	ELEC OTHER	5,000	12/13/2006
20062244	H/AC	6,000	09/27/2006
20061622	REPAIR/RRF	35,000	07/10/2006
20061464	REPAIR/RRF	9,568	06/28/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2003/0500	9/15/2015	WD	U	I	12
GRANTOR: CBC NATIONAL BANK					
GRANTEE: AMELIA HOMES INC					
1980/1027	5/19/2015	CT	U	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: CBC NATIONAL BANK					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W70 S10 AOF=[YR=1993] W28 S54 E28 N54\$ S54 E57 N28 E13 N36\$ PTR=E10 STR=[YR=2009] E4 S17 FUS=[YR=2009] E1 R3 U4 E16 S8 BAL=[YR=2009] E16 N8 E16 S12 W32 N4\$ S4 W24 N8 E4\$ W4 N17\$ W10\$.					

TOTAL OB/XF											
9,582											

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