

SAND SPRINGS LLC
C/O MARK LANGFAN, 2100 S OCEAN BLVD #501N
PALM BEACH, FL 33480

00-00-30-0800-0037-0030



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																						
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																																																						
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	0	50.00	% COND																																																				
Exterior Wall	15	CONC BLOCK 70								1602	04	38,331	103.4464	113.53	4,351,718	1978	1978	0	0	0	50.00	50.00	VALUATION BY								STANDARD																																											
Exterior Wall	17	CB STUCCO 30								1 NBHD SHOP - 0% - 0														Heated Area: 33390														HX Base Yr																																				
Roof Structure	09	RIDGE FRME 100																																				270,413																																				
Roof Cover	04	BUILT-UP 100																																				55,927																																				
Interior Wall	05	DRYWALL 100																																				3,231,060																																				
Interior Floo	03	CONC FINSH 60																																				3,557,400																																				
Interior Floo	11	CLAY TILE 40																																				178,509																																				
Ceiling	02	F.NOT SUS 100																																				3,378,891																																				
Air Condition	04	ROOF TOP 100																																				0																																				
Heating Type	04	AIR DUCTED 100																																				3,378,891																																				
Fixtures	69	100																																				3,557,400																																				
Frame	03	MASONRY 100																																				1,412																																				
Story Height	16	100																																				3,639,719																																				
RMS	20	100																																				3,557,400																																				
Stories	1.	1. 100																																																																								
Units	0	100																																																																								
BUD8 Adjustme	05	DIST 1A 100																																																																								
Occupancy	00	NONE 100																																																																								
Quality	03	Quality Level 03																																																																								
DOR CODE	1600	COMMUNITY SHOPPING																																																																								
MAP NUM		MKT AREA																																				02																																				
NEIGHBORHOOD/LOC	2004.00																																																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																						
BAS	3,158	100	3,158	179,264																																																																						
BAS	576	100	576	32,697																																																																						
BAS	5,704	100	5,704	323,788																																																																						
BAS	1,509	100	1,509	85,659																																																																						
BAS	7,546	100	7,546	428,349																																																																						
BAS	7,701	100	7,701	437,148																																																																						
BAS	7,196	100	7,196	408,481																																																																						
CAN	185	30	56	3,179																																																																						
CAN	969	30	291	16,519																																																																						
CAN	666	30	200	11,353																																																																						
TOTALS	44,551		38,331	2,175,859																																																																						
EXTRA FEATURES					869 SADLER RD, FERNANDINA BEACH										BLD DATE 06/14/2022										KK										LGL DATE 06/14/2022										KK										06/14/2022										KK									
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	0966	FIRE SPRNK	0	0	0	0	40,617.00	SF	3.00	3.00	1	1985	1985	3	1	1,219																																																										
2	0803	ASPHALT C	0	0	0	0	149,052.00	SF	2.00	2.00	1	1985	1985	3	1	2,981																																																										
3	0803	ASPHALT C	0	0	0	0	1,129.00	SF	2.00	2.00	1	1991	1991	3	1	23																																																										
6	0810	CONCRETE A	0	0	0	0	210.00	SF	6.50	6.50	1	1978	1978	3	1	14																																																										
7	0400	CONC CURB	0	0	0	0	2,503.00	LF	15.00	15.00	1	1978	1978	3	1	375																																																										
8	0402	CONC BUMPE	0	0	0	0	14.00	UT	25.00	25.00	100	1978	1978	3	44	154																																																										
9	0972	ST LGHT UN	0	0	0	0	8.00	UT	2,530.00	2,530.00	100	1995	1995	3	40	8,096																																																										
10	0975	ST LT/ARM	0	0	0	0	11.00	UT	500.00	500.00	100	1995	1995	3	40	2,200																																																										
11	0400	CONC CURB	0	0	0	0	60.00	LF	15.00	15.00	100	1992	1992	3	74	666																																																										
15	0819	CONC 12"	0	0	0	0	2,597.00	SF	4.75	4.75	100	1978	1978	3	30	3,701																																																										
LAND DESCRIPTION										TOTAL OB/XF										19,429																																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																		
1	001600	C	SH CTR COM		0	0003	CI	0.00	0.00	230,790.00	SF		1.00	1.00	0.70	20.00	14.00	3,231,060																																																								

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[illegible]

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REVIEW DATE 06/14/2022 BY KK Total Acres: 0.00 Total Land Value: 3,231,060 Market: 0 Agricultural: 0 Common: 3,231,060 PRINTED 08/02/2023 BY SYS