

E1/2 OF LOT 56
IN OR 2098/296
ESMT IN OR 899/618

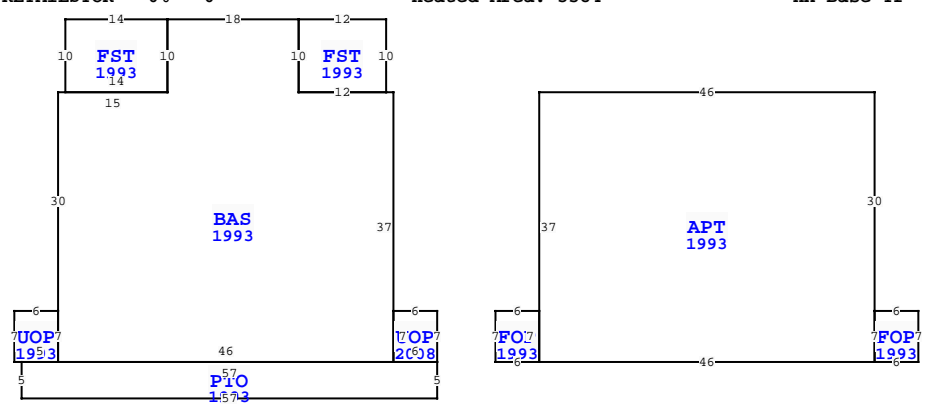
MOHAN LIVING TRUST/MOHAN CHANDLER TRUSTEE
4812 W HIGHWAY 90
LAKE CITY, FL 32055

2023

00-00-31-1360-0056-0010

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 60
Interior Wall	04 PLYWOOD 40
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	8 100
Frame	03 MASONRY 100
Story Height	8 100
RMS	8 100
Stories	2. 2.100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Quality	00 Non-Residential Level 04
DOR CODE	1200 STORE/OFFICE/RESID
MAP NUM	MKT AREA 01

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	RETAILSTOR	- 0%	- 0									Heated Area: 3584 HX Base Yr	



NASSAU COUNTY PROPERTY			PAGE 1 of 2
VALUATION SUMMARY			2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			256,530
TOTAL MARKET OB/XF VALUE			1,816
TOTAL LAND VALUE - MARKET			150,008
TOTAL MARKET VALUE			408,354
SOH/AGL Deduction			0
ASSESSED VALUE			408,354
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			408,354
TOTAL JUST VALUE			408,354
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			448,451

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,702	100	1,702	115,813
BAS	1,882	100	1,882	128,061
FOP	42	30	13	885
FOP	42	30	13	885
FST	120	50	60	4,083
FST	140	50	70	4,763
PTO	285	5	14	953
UOP	42	20	8	545
UOP	42	20	8	545
TOTALS	4,297		3,770	256,530

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	30	15			2.00	100	2000	2000	3	50	1,000	
4	0978	SECURTY LT	0	0	0	0			450.00	100	2003	2003	3	64	576	
5	1242	WD DECK A	0	0	0	0			10.00	100	2000	2000	3	20	240	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151441	SIGN	300	06/23/2015
20151442	SIGN	300	06/23/2015
20141435	SIGN	200	07/02/2014
20100386	SIGN	1,250	03/03/2010
20100288	REPAIR/RRF	500	02/12/2010
20091093	SIGN	100	08/19/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2098/0296	1/31/2017	WD	Q	I	01	585,000

GRANTOR: STUDWELL JOYCE R ET A
GRANTEE: MOHAN LIVING TRUST
1952/1110 12/03/2014 QC U I 11 100
GRANTOR: THOET CRAIG ET AL
GRANTEE: STUDWELL JOYCE R

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

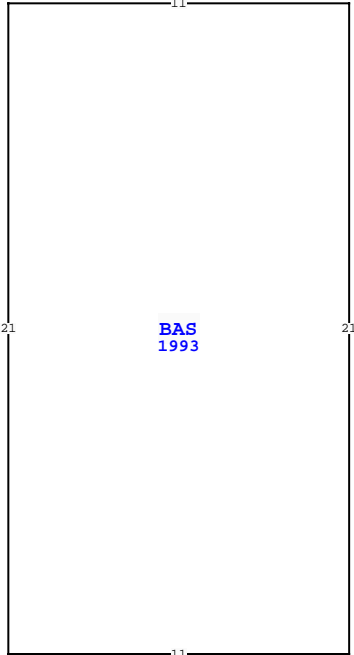
BUILDING NOTES	
BAS=[YR=1993] W1 FST=[YR=1993] N10 W12 S10 E12\$ W12 N10 W18 FST=[YR=1993] W14 S10 E14 N10\$ S10 W15 S30 UOP=[YR=1993] W6 S7 E1 PTO=[YR=1993] S5 E57 N5 UOP=[YR=2008] N7 W6 S7 E6\$ W57\$ E5 N7\$ S7 E46 N37\$ PTR= E20 APT=[YR=1993] E46 S30 FOP=[YR=1993] E6 S7 W6 N7\$ S7 W46 FOP=[YR=1993] W6 N7 E6 S7\$ N37\$ W20\$.	

LAND DESCRIPTION														TOTAL OB/XF										
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	001200	C	STORE COMB	0	0003		75.00	50.00	3,750.20	SF		1.00	1.00	1.00	40.00	40.00	150,008							

REVIEW DATE 03/08/2019 BY KK Total Acres: 0.00 Total Land Value: 150,008 Market: 0 Agricultural: 0 Common: 150,008 PRINTED 08/02/2023 BY SYS																									
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO 100	
Roof Structur	04	WOOD TRUSS 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	04	NONE 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Fixtures		0 100	
Frame	03	MASONRY 100	
Story Height		0 100	
RMS		1 100	
Stories	0	0 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	1200 STORE/OFFICE/RESID		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1060.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	231	100	231
			0
TOTALS	231		231
			0

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2												
2 GARAGE - 0% - 0												
Heated Area: 231												
HX Base Yr												



2856 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	

NASSAU COUNTY PROPERTY		PAGE 2 of 2	2
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BASE TAXABLE VALUE			408,354
TOTAL JUST VALUE			408,354
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			448,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P033540	REMODEL	1,000	07/22/2003
B0012144	REPAIR/RRF	4,000	10/01/2001
B983020	REPAIR/RRF	700	01/20/1998
7721	REPAIR/RRF	800	05/25/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2098/0296	1/31/2017	WD	Q	I	01	585,000	
GRANTOR: STUDWELL JOYCE R ET A							
GRANTEE: MOHAN LIVING TRUST							
1952/1110	12/03/2014	QC	U	I	11	100	
GRANTOR: THOET CRAIG ET AL							
GRANTEE: STUDWELL JOYCE R							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993]	W11 S21 E11 N21\$.

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

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	