

LOT 1
IN OR 1884/1211
AMELIA LANDINGS PB 5/291

CKK PROPERTIES LLC/
2398 SADLER RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-142L-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	8	100
Frame	02	WOOD FRAME 100
Story Height	10	100
RMS	16	100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1087.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,930	100	1,930	162,107
CAN	75	30	22	1,848
CAN	80	30	24	2,016
CAN	495	30	148	12,431
CAN	495	30	148	12,431
FUS	1,930	100	1,930	162,107
STR	75	10	8	672
TOTALS	5,080		4,210	353,610

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	14,844.00	SF	2.00
2	0812	CONCRETE C	0	0	0	0	1,417.00	SF	4.00
3	0810	CONCRETE A	0	0	9	3	27.00	SF	6.50
4	0402	CONC BUMPE	0	0	0	0	8.00	UT	25.00
5	0444	BOX FNC 4'	0	0	0	0	56.00	LF	6.50
6	0811	CONCRETE B	0	0	0	0	730.00	SF	5.20
7	0400	CONC CURB	0	0	0	0	269.00	LF	15.00
8	0402	CONC BUMPE	0	0	0	0	13.00	UT	25.00
9	0810	CONCRETE A	0	0	9	4	36.00	SF	6.50
10	0810	CONCRETE A	0	0	0	0	20.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001700	C	1STORY OFF	0	0003	R-2	0.00	0.00	38,032.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	
1701	04	4,210	91.0005	129.22	544,016	1995	1995	0	0	65	28.00	65.00	
1 OFFICE 1&2 - 0% - 0													
Heated Area: 3860 HX Base Yr													
2384 SADLER RD, FERNANDINA BEACH													
BLD DATE 11/24/2020 KK LGL DATE 11/24/2020 KK AG DATE 11/24/2020 KK													

TOTAL OB/XF													
26,113													
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
1	001700	C	1STORY OFF	0	0003	R-2	0.00	0.00	38,032.00	SF		1.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		988,026	
TOTAL MARKET OB/XF VALUE		38,318	
TOTAL LAND VALUE - MARKET		380,320	
TOTAL MARKET VALUE		1,406,664	
SOH/AGL Deduction		268,917	
ASSESSED VALUE		1,137,747	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,137,747	
TOTAL JUST VALUE		1,406,664	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,055,137	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200082	REMODEL	2,300	08/17/2020
20112044	SIGN	99	11/09/2011
20071304	REMODEL	15,000	07/16/2007
B972241	NEW CONSTR	321,750	11/07/1997
B948762	NEW CONSTR	146,000	12/19/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1884/1211	10/11/2013	WD Q	Q	I	01
GRANTOR: SHEFFIELD GEORGE W &					
GRANTEE: CKK PROPERTIES LLC					
0947/1210	8/31/2000	WD U	I	I	09
GRANTOR: SHEFFIELD BARBARA A					
GRANTEE: SHEFFIELD BARBARA A					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1995] W30 STR=[YR=1995] W15 S5 E15 N5\$ S5 W15 S36									
CAN=[YR=1995] S9 E50 N50 W5 S45 W40 N4 W5\$ E5 S4 E40 N45\$									
PTR=E25 CAN=[YR=1995] E8 S10 CAN=[YR=1995] E7 FUS=[YR=1995]									
E30 CAN=[YR=1995] E5 S50 W50 N9 E5 S4 E40 N45 \$ S45 W40 N4 W5									
N36 E15 N5 \$ S5 W15 N5 E8 \$ W8 N10 \$ W25 \$.									

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2398 SADLER RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-142L-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	12	100
Frame	03	MASONRY 100
Story Height		10 100
RMS		23 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1087.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,750	100	2,750	279,277
CAN	1,144	30	343	34,833
CAN	1,179	30	354	35,951
FST	30	50	15	1,523
FST	30	50	15	1,523
FUS	2,750	100	2,750	279,277
PTO	24	5	1	102
PTO	35	5	2	203
PTO	115	5	6	609
STR	109	10	11	1,117
TOTALS	8,166		6,247	634,416

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
11	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00
12	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00
13	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	6,247	92.8796	131.89	823,917	1998	1998	0	0	23.00	77.00
2 OFFICE 1&2 - 0% - 0											
Heated Area: 5500 HX Base Yr											
2384 SADLER RD, FERNANDINA BEACH											
BLD DATE	11/24/2020	KK	LGL DATE								
XF DATE	11/24/2020	KK	LAND DATE	11/24/2020	KK						
INC DATE			AG DATE								

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1998	1998	3	100	10,000	
100	2007	2007	3	74	1,872	
100	2007	2007	3	74	333	

TOTAL OB/XF									
12,205									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			988,026
TOTAL MARKET OB/XF VALUE			38,318
TOTAL LAND VALUE - MARKET			380,320
TOTAL MARKET VALUE			1,406,664
SOH/AGL Deduction			268,917
ASSESSED VALUE			1,137,747
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,137,747
TOTAL JUST VALUE			1,406,664
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,055,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1884/1211	10/11/2013	WD	Q	I	01	888,900
GRANTOR: SHEFFIELD GEORGE W &						
GRANTEE: CKK PROPERTIES LLC						
0947/1210	8/31/2000	WD	U	I	09	100
GRANTOR: SHEFFIELD BARBARA A						
GRANTEE: SHEFFIELD BARBARA A						

BUILDING NOTES									
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BUILDING DIMENSIONS
PTO=[YR=1998] W23 S5 BAS=[YR=1998] W32 CAN=[YR=1998] N5
PTO=[YR=1998] N5 W7 S5 E7 \$ W7 S23 W5 S16 E5 S28 E25
PTO=[YR=1998] S2 E12 N2 W12 \$ E37 N62 W6 S55 W50 N26
FST=[YR=1998] N6 W5 S6 E5 \$ W5 N6 E5 N23 E1 \$ W1 S55 E50 N55
W17 \$ E23 N5 \$ PTR= E20 STR=[YR=1998] E7 N2 E6 N1 E4 S8
FUS=[YR=1998] E39 CAN=[YR=1998] E6 S62 W62 N28 W5 N16 E5 N18
E6 S23 FST=[YR=1998] W5 S6 E5 N6 \$ W5 S6 E5 S26 E50 N55 \$ S55
W50 N55 E11\$ W17 N5 \$ W20 \$.