

LOT 3
IN OR 1889/1216
ESMT OR 1404/88

ONE THREE INC
2398 SADLER RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-142L-0003-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
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ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND	VALUATION SUMMARY															
Exterior Wall	12	CEDAR 100	1701	04	3,628	98.8285	140.34	509,154	1982	1982	0	0	10	59.00	31.00	VALUATION BY															
Roof Structur	04	WOOD TRUSS 100	1 OFFICE 1&2 - 0% - 0													Heated Area: 3628															
Roof Cover	03	COMP SHNGL 100														HX Base Yr															
Interior Wall	08	DECORATIVE 100																													
Interior Floo	14	CARPET 80																													
Interior Floo	11	CLAY TILE 20																													
Ceiling	01	FIN.SUSPD 100																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Fixtures	9	100																													
Frame	02	WOOD FRAME 100																													
Story Height	10	100																													
RMS	10	100																													
Stories	1.	1. 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	3,628	100	3,628	157,838																											
TOTALS																3,628	3,628	157,838													
EXTRA FEATURES																2382 SADLER RD, FERNANDINA BEACH															
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	10,809.00	SF	2.00	2.00	100	1982	1982	3	50	10,809															
2	0812	CONCRETE C	0	0	0	0	1,641.00	SF	4.00	4.00	100	1982	1982	3	41	2,691															
3	0803	ASPHALT C	0	0	0	0	5,638.00	SF	2.00	2.00	100	1992	1992	3	50	5,638															
4	0442	STK FNC 5'	0	0	0	0	14.00	LF	8.10	8.10	100	1990	1990	3	20	23															
5	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	1982	1982	3	54	122															
6	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1982	1982	3	21	531															
7	0510	GARAGE WD-	0	0	30	12	360.00	SF	35.00	35.00	100	1996	1996	3	25	3,150															
TOTAL OB/XF																22,964															
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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	001700	C	1STORY OFF	0	0003	R-2	0.00	0.00	48,502.14	SF		1.00	1.00	1.00	4.00	4.00	194,009														
REVIEW DATE 03/07/2019 BY KK Total Acres: 0.00 Total Land Value: 194,009 Market: 0 Agricultural: 0 Common: 194,009 PRINTED 08/02/2023 BY SYS																															