



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2										
Exterior Wall	17	CB STUCCO 70	1402	04	5,973	104.4623	113.60	678,533	1987	1987	0	0	0	45.50	54.50	VALUATION BY									
Exterior Wall	15	CONC BLOCK 30	1 CONVSTORE - 0% - 0													STANDARD									
Roof Structure	09	RIDGE FRME 100	Heated Area: 5973													Tax Group: 2									
Roof Cover	04	BUILT-UP 100	HX Base Yr													Tax Dist:									
Interior Wall	01	MINIMUM 50														BUILDING MARKET VALUE									
Interior Wall	05	DRYWALL 50														TOTAL MARKET OB/XF VALUE									
Interior Floor	07	CORK/VTILE 50														TOTAL LAND VALUE - MARKET									
Interior Floor	11	CLAY TILE 50														TOTAL MARKET VALUE									
Ceiling	01	FIN.SUSPD 100														SOH/AGL Deduction									
Air Condition	03	CENTRAL 100														ASSESSED VALUE									
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE									
Fixtures	24	100														BASE TAXABLE VALUE									
Frame	03	MASONRY 100														TOTAL JUST VALUE									
Story Height	13	100														NCON VALUE									
RMS	9	100	INCOME VALUE																						
Stories	1.	1. 100	PREVIOUS YEAR MKT VALUE																						
Units	0	100																							
BUD8 Adjustme	02	DIST FB 100																							
Occupancy	00	ONE-190Level 03																							
DOR CODE	1410	CONVENIENCE STORES																							
MAP NUM		MKT AREA	01																						
NEIGHBORHOOD/LOC	2004.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	5,533	100	5,533	342,559																					
BAS	440	100	440	27,241																					
TOTALS	5,973		5,973	369,800																					
EXTRA FEATURES					2020 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	0812	CONCRETE C	0	0	0	0	12,228.00	SF	5.60	5.60	100	1987	1987	3	54.5	37,320									
4	0810	CONCRETE A	0	0	22	57	1,254.00	SF	6.50	6.50	100	1988	1988	3	57	4,646									
5	0812	CONCRETE C	0	0	0	0	2,760.00	SF	4.00	4.00	100	2007	2007	3	89	9,826									
6	4950	BOLLARD	0	0	0	0	20.00	UT	100.00	100.00	100	1987	1987	3	100	2,000									
7	4950	BOLLARD	0	0	0	0	7.00	UT	100.00	100.00	100	2007	2007	3	100	700									
8	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	100	2000	2000	3	20	160									
9	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	1987	1987	3	26	468									
12	0524	PUMP ISLND	0	0	13	4	52.00	SF	4.50	4.50	100	2007	2007	3	97	227									
13	0524	PUMP ISLND	0	0	13	4	52.00	SF	4.50	4.50	100	2007	2007	3	97	227									
14	0524	PUMP ISLND	0	0	13	4	52.00	SF	4.50	4.50	100	2007	2007	3	97	227									
LAND DESCRIPTION					TOTAL OB/XF 55,801																				
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	001410	C	CONV STORE	0	0003		150.00	200.00	30,000.00	SF		1.00	1.00	1.15	17.00	19.55	586,500								
REVIEW DATE 08/18/2020 BY KK Total Acres: 0.00 Total Land Value: 586,500 Market: 0 Agricultural: 0 Common: 586,500 PRINTED 08/02/2023 BY SYS																									

[illegible]