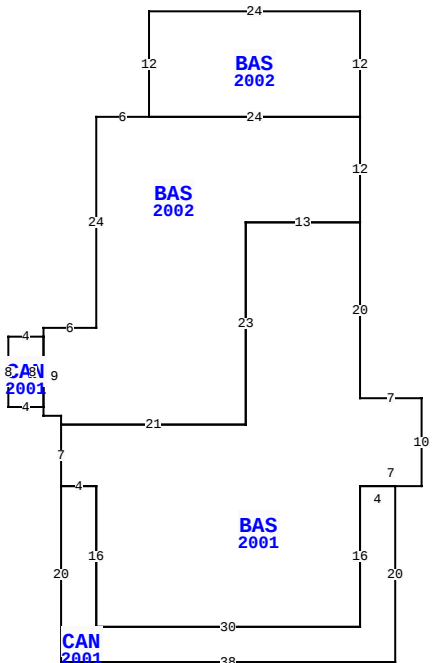


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT AP NORM % COND										VALUATION SUMMARY									
Exterior Wall 16 WD FR STUC 100										2201 04 2,284 129.0555 274.89 627,849 2001 2001 0 0 60 18.00 22.00										VALUATION BY STANDARD									
Roof Structur 09 RIDGE FRME 100										1 FAST FOOD - 0% - 2023 Heated Area: 2190 HX Base Yr										Tax Group: 2 Tax Dist:									
Roof Cover 04 BUILT-UP 100																				BUILDING MARKET VALUE 138,127									
Interior Wall 06 CUST PANEL 100																				TOTAL MARKET OB/XF VALUE 47,281									
Interior Floo 11 CLAY TILE 90																				TOTAL LAND VALUE - MARKET 586,500									
Interior Floo 14 CARPET 10																				TOTAL MARKET VALUE 771,908									
Ceiling 01 FIN.SUSPD 100																				SOH/AGL Deduction 0									
Air Condition 04 ROOF TOP 100																				ASSESSED VALUE 771,908									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE 0									
Fixtures 13 100																				BASE TAXABLE VALUE 771,908									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 771,908									
Story Height 13 100																				NCON VALUE 0									
RMS 2 100										INCOME VALUE																			
Stories 1. 1. 100										PREVIOUS YEAR MKT VALUE 841,417																			
Units 0 100																													
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																													
DOR CODE 2200 DRIVE-IN REST.																													
MAP NUM MKT AREA 01																													
NEIGHBORHOOD/LOC 2004.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,087 100 1,087 65,737																													
BAS 288 100 288 17,417																													
BAS 815 100 815 49,288																													
CAN 32 30 10 605																													
CAN 280 30 84 5,080																													
TOTALS 2,502 2,284 138,127																													
EXTRA FEATURES										2108 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										BLD DATE 05/22/2020 XF DATE 05/22/2020 INC DATE KK KK LGL DATE LAND DATE AG DATE 04/14/2023 HS																			
3 0964 HALON SYST 0 0 0 0 30.00 SF 50.00 50.00 100 2001 2001 3 82 1,230																													
4 0964 HALON SYST 0 0 0 0 30.00 SF 50.00 50.00 100 2001 2001 3 82 1,230																													
5 0418 EXHST FAN 0 0 0 0 2.00 UT 400.00 400.00 100 2001 2001 3 20 160																													
7 0400 CONC CURB 0 0 0 0 957.00 LF 15.00 15.00 100 2001 2001 3 86 12,345																													
8 0402 CONC BUMPE 0 0 0 0 3.00 UT 25.00 25.00 100 2001 2001 3 86 65																													
9 4950 BOLLARD 0 0 0 0 2.00 UT 100.00 100.00 100 2001 2001 3 100 200																													
10 0972 ST LGHT UN 0 0 0 0 6.00 UT 2,530.00 2,530.00 100 2001 2001 3 58 8,804																													
11 1123 CB 8" 0 0 35 6 210.00 SF 6.15 6.15 100 2001 2001 3 82 1,059																													
12 0812 CONCRETE C 0 0 0 0 1,945.00 SF 4.00 4.00 100 2001 2001 3 82 6,380																													
13 0803 ASPHALT C 0 0 0 0 15,522.00 SF 2.00 2.00 100 2001 2001 3 50 15,522																													
LAND DESCRIPTION										TOTAL OB/XF 46,995																			
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 002200 C DRIVE-IN 0 0003 C-2 150.00 200.00 30,000.00 SF 1.00 1.00 1.15 17.00 19.55 586,500																													
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REVIEW DATE	05/22/2020	BY	KK	Total Acres: 0.00	Total Land Value: 586,500	Market: 0	Agricultural: 0	Common: 586,500	PRINTED 08/02/2023 BY SYS
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