



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	01	MINIMUM 70
Interior Wall	07	NONE 30
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures	5	100
Frame	03	MASONRY 100
Story Height	12	100
RMS	4	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	OWNER OCC 100

Quality	06	Quality Level 06
DOR CODE	2610	CAR WASH
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	127	100	127	14,839
BAS	445	100	445	51,994
BAS	748	100	748	87,396
BAS	748	100	748	87,396
TOTALS	2,068		2,068	241,625

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2603	04	2,068	90.5520	127.00	262,636	2001	2011	0	0	8.00	92.00	
1 FULLCARWASH - 0% - 0 Heated Area: 2068 HX Base Yr												
2123 SADLER RD, FERNANDINA BEACH												
BLD DATE 03/05/2021 KK LGL DATE 03/05/2021 KK AG DATE 03/05/2021 KK												

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	0400	CONC CURB	0	0	0	0	1,053.00	LF	15.00	15.00	100	2001	2001	3	85	13,426	
2	0801	ASPHALT A	0	0	30	13	390.00	SF	3.00	3.00	100	2001	2001	3	50	585	
3	0812	CONCRETE C	0	0	0	0	21,327.00	SF	4.00	4.00	100	2001	2001	3	80	68,246	
4	1100	VAC SYSTEM	0	0	0	0	6.00	UT	800.00	800.00	100	2001	2001	3	20	960	
5	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2005	2005	3	66	891	

LAND DESCRIPTION										TOTAL OB/XF					84,108			
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	LA VAL	
1	002500	C	SRVC SHOPS	0	0003	C-2	124.00	290.00	35,960.00	SF		1.00	1.00	0.80	17.00	13.60	4	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		397,774	
TOTAL MARKET OB/XF VALUE		84,108	
TOTAL LAND VALUE - MARKET		489,056	
TOTAL MARKET VALUE		970,938	
SOH/AGL Deduction		90,092	
ASSESSED VALUE		880,846	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		880,846	
TOTAL JUST VALUE		970,938	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		988,640	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003708	NEW CONSTR	400,000	08/14/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2205/1097	6/22/2018	WD	Q	I	01	950,000
GRANTOR: FIRST COAST CAR WASHE						
GRANTEE: SUDS ON SADLER LLC						
1393/0835	3/03/2006	WD	U	I	06	400,000
GRANTOR: RIMES J E JR						
GRANTEE: FIRST COAST CAR WAS						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2001] W17 BAS=[YR=2001] W13 BAS=[YR=2001] W17 S44 E17 AOF=[YR=2001] E13 N3 W5 N11 W8 S14\$ N44\$ S30 E8 S11 E5 N41\$ S44 E17 N44\$.												

**SUDS ON SADLER LLC/
6 WILLOW ROAD ROAD
FERNANDINA BEACH, FL 32034**

00-00-30-036A-0006-0020

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