



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	16	100
Frame	03	MASONRY 100
Story Height	18	100
RMS	3	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY

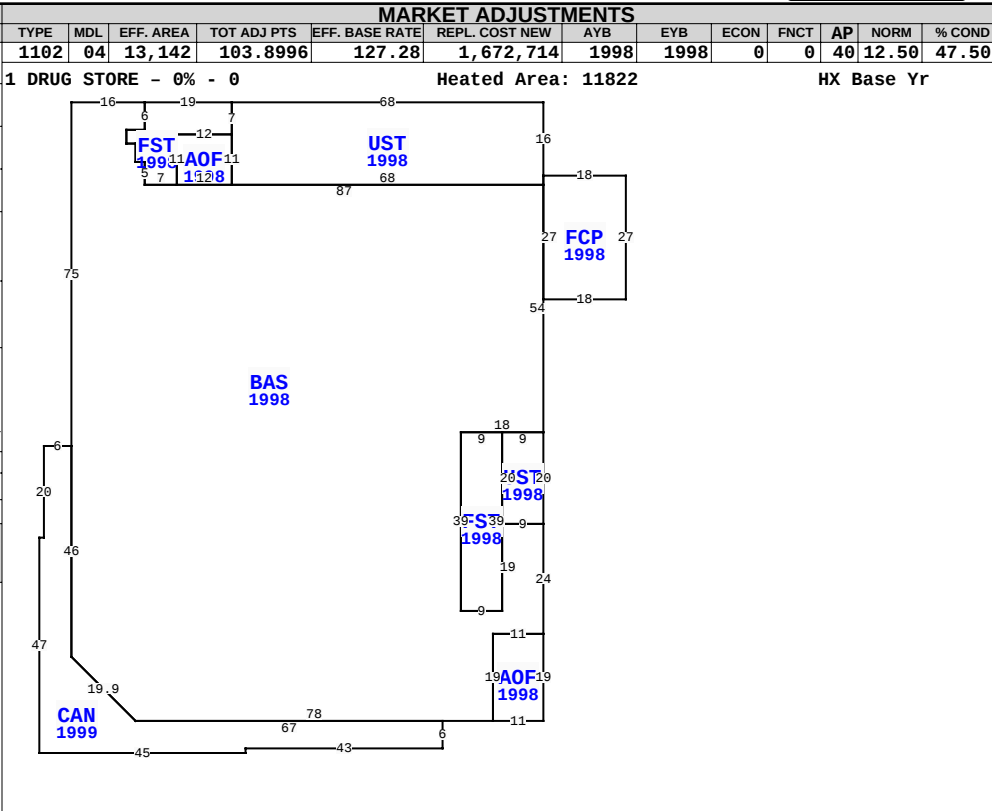
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	132	100	132	7,980
AOF	209	100	209	12,636
BAS	11,481	100	11,481	694,118
CAN	1,071	30	321	19,407
FCP	486	30	146	8,827
FST	230	50	115	6,953
FST	351	50	176	10,640
UST	180	40	72	4,353
UST	1,224	40	490	29,624

TOTALS	15,364		13,142	794,539
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0090	AUTO DOOR	0	0	0	0	2.00	UT	2,500.00	2,500.00	
2	0381	COOLER	0	0	8	22	176.00	SF	82.50	82.50	
3	0382	CHILLER	0	0	8	15	120.00	SF	92.50	92.50	
4	0400	CONC CURB	0	0	0	0	1,345.00	LF	15.00	15.00	
5	0402	CONC BUMPE	0	0	0	0	8.00	UT	25.00	25.00	
6	0424	CL FNC 6'	0	0	0	0	780.00	LF	20.00	20.00	
7	0425	CL FNC 8'	0	0	0	0	54.00	LF	12.25	12.25	
8	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	
9	0463	FENCE GATE	0	0	0	0	2.00	UT	345.00	345.00	
10	0803	ASPHALT C	0	0	0	0	36,630.00	SF	2.00	2.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001100	C	STORE 1FLR	0	0003	C-2	258.00	290.00	74,820.00	SF	



2101 SADLER RD, FERNANDINA BEACH	BLD DATE 01/20/2022	KK	LGL DATE	
	XF DATE 01/20/2022	KK	LAND DATE	01/20/2022
	INC DATE 05/13/2023	REA	AG DATE	

TOTAL OB/XF											
73,063											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001100	C	STORE 1FLR	0	0003	C-2	258.00	290.00	74,820.00	SF	

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
VALUATION BY						DIRECT_CAP					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						2,113,985					
TOTAL MARKET OB/XF VALUE						0					
TOTAL LAND VALUE - MARKET						0					
TOTAL MARKET VALUE						2,113,985					
SOH/AGL Deduction						42,841					
ASSESSED VALUE						2,071,144					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						2,071,144					
TOTAL JUST VALUE						2,113,985					
NCON VALUE						0					
INCOME VALUE						2,113,985					
PREVIOUS YEAR MKT VALUE						2,113,985					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151945	REMODEL	15,000	08/21/2015
20131691	MECH OTHER	20,294	07/18/2013
20131216	H/AC	20,294	05/30/2013
20121619	ELEC OTHER	800	08/09/2012
20120415	A/C FOR WALGREENS	11,000	03/14/2012
20111626	OTHER	6,800	09/16/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2696/974	1/18/2024	QC	U	I	11	100	
GRANTOR: SHERMAN MONROE J REV							
GRANTEE: CREDIT SHELTER TRUS							
2046/1018	5/13/2016	SW	U	I	11	100	
GRANTOR: SHERMAN MONROE							
GRANTEE: MONROE J SHERMAN RE							

BUILDING NOTES											
BUILDING DIMENSIONS											
FCP=[YR=1998] W18 UST=[YR=1998] N16 W68 FST=[YR=1998] W19											
BAS=[YR=1998] W16 S75 CAN=[YR=1999] W6 S20 W1 S47 E45 N1											
E43 N6 W67 U14 L14 N46 \$ S46 D14 R14 E78 AOF=[YR=1998]											
E11 N19 W11 S19 \$ N19 E11 N24 UST=[YR=1998] N20 W9											
FST=[YR=1998] W9 S39 E9 N39 \$ S20 E9 \$ W9 S19 W9 N39 E18 N54											
W87N5W2N4W2N3E4N6\$S6W4S3E2 S4E2S5E7N11E12N7\$S7AOF=[YR=1998]											
W12 S11 E12 N11 \$S11E68N2\$S27 E18N27\$.											

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