

LOTS 11-14 & PT OF LOT 10
IN OR 772/980
& 3-13 OF 29-3N-28

UNITED STATES POSTAL SERVICE
1735 N BROWN ROAD STE 200
LAWRENCEVILLE, GA 30043-8153

2024

00-00-30-036A-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	11	CLAY TILE 40
Ceiling	03	PART.FIN. 100
Air Condition	07	ENG PACKGE 100
Heating Type	09	ENG F AIR 100
Fixtures	28	100
Frame	06	FIREPROOF 100
Story Height		20 100
RMS		32 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	8800	FEDERAL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	21,006	100	21,006	4,866,704
CAN	362	30	109	25,253
CAN	3,057	30	917	212,452
CLP	1,458	30	437	101,244
FUS	234	100	234	54,213
ULP	2,616	15	392	90,819

TOTALS	28,733		23,095	5,350,686
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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	0803	ASPHALT C	0	0	0	0	76,640.00	SF	2.00	2.00	
2	0812	CONCRETE C	0	0	0	0	11,000.00	SF	4.00	4.00	
3	0400	CONC CURB	0	0	0	0	3,300.00	LF	15.00	15.00	
4	0505	FLAGPOLE A	0	0	0	0	25.00	LF	50.00	50.00	
5	0972	ST LGHT UN	0	0	0	0	21.00	UT	2,530.00	2,530.00	
6	0975	ST LT/ARM	0	0	0	0	4.00	UT	500.00	500.00	
7	0431	CL FNC 8B	0	0	0	0	920.00	LF	12.50	12.50	
8	0424	CL FNC 6'	0	0	0	0	295.00	LF	20.00	20.00	
9	1127	BRICK 8"	0	0	0	0	4,300.00	SF	11.00	11.00	

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	008800	C	FEDERAL	0		C-2	482.00	491.00	254,522.00	SF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8901	04	23,095	145.2592	249.12	5,753,426	1998	1998	0	0	7.00	93.00
1 GOVT BLDG - 0% - 0											
Heated Area: 21240											
HX Base Yr											

BLD DATE	01/23/2018	KK	LGL DATE	
XF DATE	01/23/2018	KK	LAND DATE	01/23/2018
INC DATE			AG DATE	

1997 SADLER RD, FERNANDINA BEACH											
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE			5,350,686
TOTAL MARKET OB/XF VALUE			226,613
TOTAL LAND VALUE - MARKET			2,812,468
TOTAL MARKET VALUE			8,389,767
SOH/AGL Deduction			2,731,883
ASSESSED VALUE			5,657,884
TOTAL EXEMPTION VALUE	12		5,657,884
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			8,389,767
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			8,440,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0772/0980	10/01/1996	WD	Q	V	
GRANTOR: ROSEMONT INVESTORS LL					SALE PRICE
GRANTEE: UNITED STATES POSTA					640,300
0736/1347	8/16/1995	WD	Q	V	
GRANTOR: ISLAND WALK SHOPPING					310,000
GRANTEE: ROSEMONT INVESTORS					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1998] W27 CAN=[YR=1998] N16 W180 S20 E30 N4 E49 S3 E19 N3 E82 \$ W82 S3 W19 N3 W49 S53 ULP=[YR=1998] W60 S67 E33 CLP=[YR=1998] E27 N20 E3 N18 W3 N14 W27 S52 \$ N52 E27 N15 \$ S29 E3 S18 W3S21 E157 CAN=[YR=1998] S2 E21 N22 W11 S10 W10 S10 \$ N10 E10 N10 E10 N101 \$ PTR= E15 FUS=[YR=1998] E14 S6 W4 S15 W10 N21 \$ W15 \$.											