



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	VALUATION SUMMARY																	
																						STANDARD					2												
																				VALUATION BY					Tax Group: 2					Tax Dist:									
																				BUILDING MARKET VALUE										0									
																				TOTAL MARKET OB/XF VALUE										0									
																				TOTAL LAND VALUE - MARKET										0									
																				TOTAL MARKET VALUE										0									
																				SOH/AGL Deduction										0									
																				ASSESSED VALUE										0									
																				TOTAL EXEMPTION VALUE										0									
																				BASE TAXABLE VALUE										0									
																				TOTAL JUST VALUE										0									
																				NCON VALUE										0									
																				INCOME VALUE										0									
																				PREVIOUS YEAR MKT VALUE										0									
																				PERMIT NUM				DESCRIPTION				AMT				ISSUED							
																				SALES DATA																			
																				OFF RECORD		DATE		TYPE		Q		V		RSN		SALE							
																				Number				INST		U		I		CD		PRICE							
																				1519/1686		8/17/2007		WD		U		V		19		1,560,000							
																				GRANTOR: O & S DEVELOPMENT LLC																			
																				GRANTEE: O & S DEVELOPMENT L																			
																				1449/1581		10/05/2006		WD		Q		V				915,000							
																				GRANTOR: MANNING MARK V & DIXI																			
																				GRANTEE: O & S DEVELOPMENT L																			
																				BUILDING NOTES																			
																				BUILDING DIMENSIONS																			
TOTALS										SADLER RD, FERNANDINA BEACH										0																			
EXTRA FEATURES																																							
L	OB/XF	DESCRIPTION					BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT	ORIG	YEAR	YEAR	Q	%	OB/XF MKT	NOTES																		
N	CODE													PRICE	COND	ON	ACTUAL		COND	VALUE																			
																						BLD DATE		LGL DATE															
																						XF DATE		LAND DATE															
																						INC DATE		AG DATE															
LAND DESCRIPTION										TOTAL OB/XF										0																			
L	USE	CLS	LAND USE	R	LOC	FRONT	DEPTH	TOT	UNIT	D	DPHT	%	TOT	UNIT	ADJ UNIT	LAND	OTHER ADJUSTMENTS	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																
N	CODE		DESCRIPTION	D	ZONE			LND	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VALUE	AND NOTES																						
REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS																																							