BLOCK 1 W'LY 50 FT OF LOT 18
& E'LY 25 FT OF LOT 19
SADLER ESTATES PB 2/68

2227 SADLER RD LLC
4309 PABLO OAKS CT
JACKSONVILLE, FL 32224

2024

00-00-30-0600-0001-0182

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

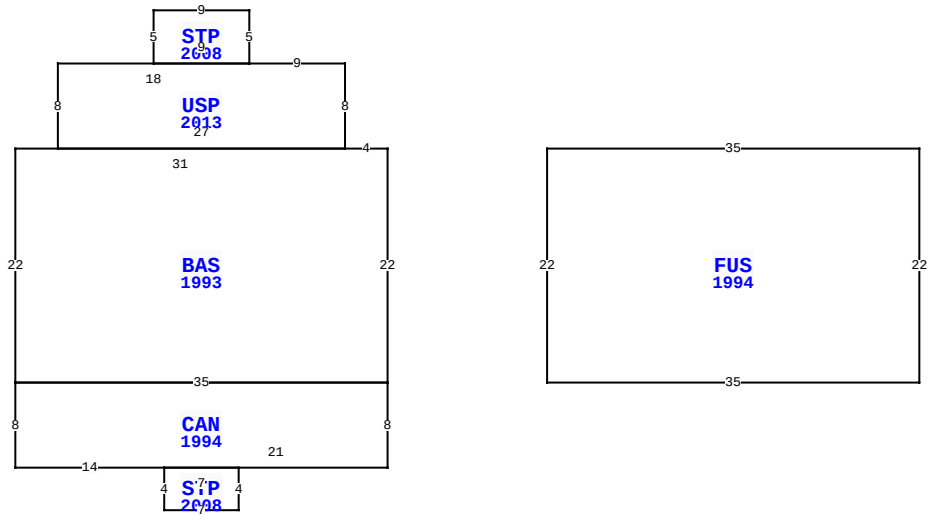
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	770	100	770	97,337
CAN	280	30	84	10,618
FUS	770	100	770	97,337
STP	28	10	3	379
STP	45	10	4	506
USP	216	30	65	8,216
TOTALS	2,109		1,696	214,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	01	1,696	103.7000	146.99	249,295	1993	2005	0	0	0	14.00	86.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 1540 HX Base Yr



2227 SADLER RD, FERNANDINA BEACH

BLD DATE	03/22/2018 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	214,394
TOTAL MARKET OB/XF VALUE	13,176
TOTAL LAND VALUE - MARKET	468,912
TOTAL MARKET VALUE	696,482
SOH/AGL Deduction	104,074
ASSESSED VALUE	592,408
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	592,408
TOTAL JUST VALUE	696,482
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	699,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006652	REPAIR/RRF	6,500	08/12/2020
B26067	REMODEL	5,000	05/01/2012
6593	NEW CONSTR	57,980	07/10/1990
2913	H/AC	2,500	02/13/1989
3397	NEW CONSTR	0	02/13/1989
5520	NEW CONSTR	55,980	02/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2528/1408	12/29/2021	WD	Q	I	01	550,000
GRANTOR: CK SERVICE SOLUTIONS						
GRANTEE: 2227 SADLER RD LLC						
1967/1456	3/10/2015	WD	Q	I	01	270,000
GRANTOR: HARBOUR JAMES & SCARL						
GRANTEE: CK SERVICE SOLUTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 USP=[YR=2013] N8 W9 STP=[YR=2008] N5 W9 S5 E9$ W18 S8 E27 $ W31 S22 CAN=[YR=1994] S8 E14 STP=[YR=2008] S4 E7 N4 W7$ E21 N8 W35 $ E35 N22 $ PTR= E15 FUS1994 = E35 S22 W35 N22 $ W15 $.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	0	0	0	3,984.00	SF	4.00	4.00	100	1995	1995	3	70	11,155	
2	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	2013	2013	3	96	168	
3	0810	CONCRETE A	0	0	0	0	300.00	SF	6.50	6.50	100	2015	2015	3	95	1,853	

LAND DESCRIPTION

TOTAL OB/XF 13,176

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001700	C	1STORY OFF	0	0003	CG	75.00	400.00	29,307.00	SF		1.00	1.00	1.00	16.00	16.00	468,912							

REVIEW DATE 12/30/2021 BY KK Total Acres: 0.00 Total Land Value: 468,912 Market: 0 Agricultural: 0 Common: 468,912 PRINTED 08/06/2024 BY SYS