BLOCK 1 LOT 21 (EX S-1)
IN OR 2019/1904
EX ESMT IN OR 168/537

NASSAU COUNTY MENTAL HEALTH
463142 SR 200
YULEE, FL 32097

**2024**

**00-00-30-0600-0001-0210**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

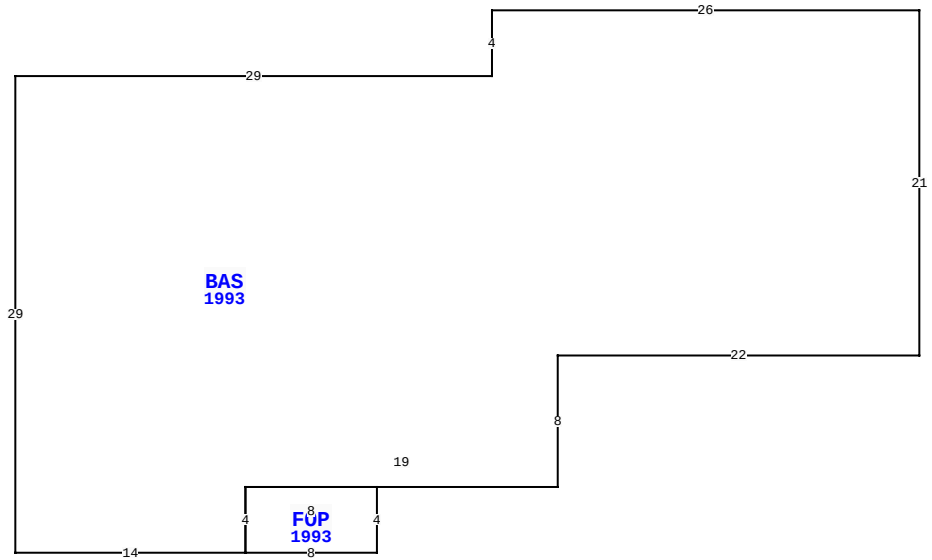
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 70 |
| Exterior Wall | 05 | AVERAGE 30 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 6 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| RMS | | 4 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 8600 | COUNTY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 2001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,359 | 100 | 1,359 | 101,692 |
| FOP | 32 | 30 | 10 | 748 |
| TOTALS | 1,391 | | 1,369 | 102,440 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1721 | 04 | 1,369 | 98.2800 | 159.21 | 217,958 | 1958 | 1985 | 0 | 0 | 0 | 53.00 | 47.00 |

1 MDL OFFICE – 0% - 0 Heated Area: 1359 HX Base Yr




2201 SADLER RD, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 01/13/2022 | KK | LGL DATE | |
| XF DATE | 01/13/2022 | KK | LAND DATE | 01/13/2022 KK |
| INC DATE | | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 102,440 |
| TOTAL MARKET OB/XF VALUE | | 7,495 |
| TOTAL LAND VALUE - MARKET | | 492,626 |
| TOTAL MARKET VALUE | | 602,561 |
| SOH/AGL Deduction | | 285,908 |
| ASSESSED VALUE | | 316,653 |
| TOTAL EXEMPTION VALUE | 03 | 316,653 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 602,561 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 608,696 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20051686 | CONNECT TO CITY S | 1,000 | 04/28/2005 |
| 3999 | REPAIR/RRF | 6,000 | 04/03/1987 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2019/1904 | 12/18/2015 | WD | Q | I | 02 | 265,000 |
| GRANTOR: BONER EDWARD E JR | | | | | | |
| GRANTEE: NASSAU COUNTY MENTA | | | | | | |
| 1303/1477 | 3/22/2005 | WD | U | I | 07 | 100 |
| GRANTOR: BONER EDWARD E JR | | | | | | |
| GRANTEE: BONER EDWARD E JR | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W26 S4 W29 S29 E14 FOP=[YR=1993] E8 N4 W8 S4 $ N4 E19 N8 E22 N21 $ .

### 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 | 0810 | CONCRETE A | 0 | 0 | 74 | 12 | 852.00 | SF | 6.50 | 6.50 | 100 | 1987 | 1987 | 3 | 52 | 2,880 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 8 | 3 | 24.00 | SF | 6.50 | 6.50 | 100 | 1987 | 1987 | 3 | 52 | 81 | |
| 3 | 0940 | SHEDS/PORT | 0 | 0 | 12 | 8 | 96.00 | SF | 30.00 | 30.00 | 100 | 1999 | 1999 | 3 | 20 | 576 | |
| 4 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 1.00 | UT | 25.00 | 25.00 | 100 | 2016 | 2016 | 3 | 97 | 24 | |
| 5 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 788.00 | SF | 5.20 | 5.20 | 100 | 2016 | 2016 | 3 | 96 | 3,934 | |

### LAND DESCRIPTION

TOTAL OB/XF 7,495

| 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 | 008600 | C | COUNTY | 0 | 0003 | CG | 100.00 | 291.00 | 28,978.00 | SF | | 1.00 | 1.00 | 1.00 | 17.00 | 17.00 | 492,626 | | | | | | | |

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 492,626 Market: 0 Agricultural: 0 Common: 492,626 PRINTED 08/06/2024 BY SYS