BLOCK 1 W1/2 LOT 23, LOT 24
(EX IN OR 1295/1160)
ESMT IN OR 1557/1768

BENNETT H CRAIG
2189 SADLER RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0600-0001-0232

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

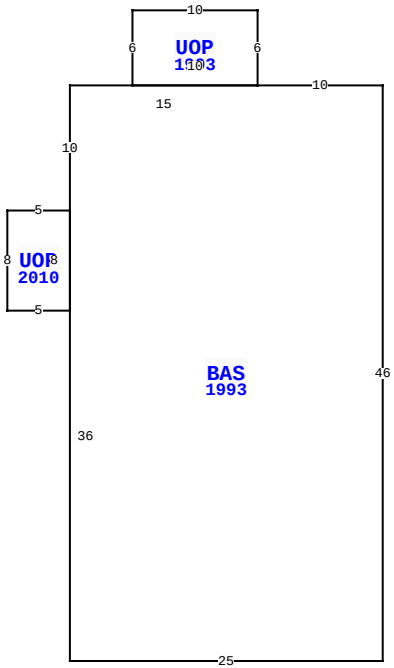
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,150	100	1,150	113,764
UOP	60	20	12	1,187
UOP	40	20	8	791
TOTALS	1,250		1,170	115,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,170	117.6600	111.78	130,783	1945	2000	0	0	0	11.50	88.50

1 SINGLE FAM – 100% - 2012 Heated Area: 1150 HX Base Yr 2012



2189 SADLER RD, FERNANDINA BEACH

BLD DATE	03/31/2015 PF	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		115,743
TOTAL MARKET OB/XF VALUE		1,407
TOTAL LAND VALUE - MARKET		752,540
TOTAL MARKET VALUE		869,690
SOH/AGL Deduction		400,773
ASSESSED VALUE		468,917
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		418,917
TOTAL JUST VALUE		869,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		864,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M15053	MECH OTHER	0	02/01/2010
B23008	REMODEL	20,000	11/01/2009
0058	REPAIR/RRF	1,900	06/01/1993
3708	N/A	175	09/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2589/1691	9/08/2022	QC	U	V	11	100
GRANTOR: BENNETT H CRAIG & MAR						
GRANTEE: BENNETT H CRAIG						
1074/1202	8/13/2002	WD	Q	I		235,000
GRANTOR: BOUNDS MARY C & BETTY						
GRANTEE: BENNETT H CRAIG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 UOP=[YR=1993] N6 W10 S6 E10 $ W15 S10
UOP=[YR=2010] W5 S8 E5 N8$ S36 E25 N46$.

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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1985	1985	3	20	864	
2	0855	CONC PAVER	0	100	6	5	30.00	SF	10.00	10.00	100	2010	2010	3	91	273	
3	1242	WD DECK A	0	100	10	6	60.00	SF	10.00	10.00	100	2010	2010	3	45	270	

LAND DESCRIPTION

TOTAL OB/XF 1,407

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	000100	C	SFR	100	0003	CG	0.00	0.00	33,254.00	SF		1.00	1.00	1.00	17.00	17.00	565,318							
2	000100	C	SFR	100	0003	CG	0.00	0.00	26,746.00	SF		1.00	1.00	1.00	7.00	7.00	187,222							

REVIEW DATE 05/22/2020 BY DJA Total Acres: 0.00 Total Land Value: 752,540 Market: 0 Agricultural: 0 Common: 752,540 PRINTED 08/06/2024 BY SYS