

BLOCK 2 LOT 1 &
E6.25 FT OF LOT 2 (S-1)
IN OR 2024/648

SIMRIN INC/
342 S CHURCH ST
HOMERVILLE, GA 31634

2024

00-00-30-0600-0002-0010



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	AP	NORM	% COND	VALUATION SUMMARY																							
Exterior Wall	17	CB STUCCO 100	2201	04	2,416	105.4856	218.36	527,558	1989	1989	0	0	40	43.00	17.00	VALUATION BY																							
Roof Structur	09	RIDGE FRME 100	2 FAST FOOD - 0% - 0										Heated Area: 2416					HX Base Yr					STANDARD																
Roof Cover	04	BUILT-UP 100											Tax Group: 2										Tax Dist:																
Interior Wall	05	DRYWALL 50											BUILDING MARKET VALUE										89,685																
Interior Wall	08	DECORATIVE 50											TOTAL MARKET OB/XF VALUE										53,946																
Interior Floo	11	CLAY TILE 50											TOTAL LAND VALUE - MARKET										903,125																
Interior Floo	15	HARDTILE 50											TOTAL MARKET VALUE										1,046,756																
Ceiling	01	FIN.SUSPD 100											SOH/AGL Deduction										189,524																
Air Condition	04	ROOF TOP 100											ASSESSED VALUE										857,232																
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE										0																
Fixtures	9	100											BASE TAXABLE VALUE										857,232																
Frame	03	MASONRY 100											TOTAL JUST VALUE										1,046,756																
Story Height	10	100											NCON VALUE										0																
RMS	2	100	INCOME VALUE										1,064,272																										
Stories	1.	1. 100	BAS 1994										PREVIOUS YEAR MKT VALUE					1,064,272																					
Units	0	100																																					
Occupancy	00	OWNER OCC 100																																					
Quality	02	Quality Level 02																																					
DOR CODE	2200	DRIVE-IN REST.																																					
MAP NUM		MKT AREA											01																										
NEIGHBORHOOD/LOC	1060.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	2,416	100	2,416	89,685																																			
TOTALS	2,416		2,416	89,685																																			
EXTRA FEATURES					2784 SADLER RD, FERNANDINA BEACH										BLD DATE 01/13/2022					KK					LGL DATE					01/13/2022					KK				
L N	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	2,376.00	SF	4.00	4.00	100	1989	1989	3	57	5,417																							
2	0803	ASPHALT C	0	0	0	0	19,236.00	SF	2.00	2.00	100	1989	1989	3	50	19,236																							
3	0400	CONC CURB	0	0	0	0	1,510.00	LF	15.00	15.00	100	1989	1989	3	66	14,949																							
4	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	1989	1989	3	27	4,099																							
5	0940	SHEDS/PORT	0	0	10	6	60.00	SF	30.00	30.00	100	1989	1989	3	20	360																							
6	0810	CONCRETE A	0	0	0	0	378.00	SF	6.50	6.50	100	1997	1997	3	73	1,794																							
7	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1997	1997	3	42	1,063																							
8	0975	ST LT/ARM	0	0	0	0	5.00	UT	500.00	500.00	100	1997	1997	3	42	1,050																							
9	0964	HALON SYST	0	0	4	5	20.00	SF	50.00	50.00	100	1995	1995	3	70	700																							
10	0940	SHEDS/PORT	0	0	20	12	240.00	SF	20.10	20.10	100	2005	2005	3	24	1,158																							
LAND DESCRIPTION										TOTAL OB/XF										49,826																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	002200	C	DRIVE-IN	0		C-1	100.00	400.00	42,500.00	SF		1.00	1.00	0.85	25.00	21.25	903,125																						

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