BLOCK 2 N196.5 FT OF W85.2 FT
OF LOT 12 &
N196.5 FT OF LOTS 13 & 14

CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-30-0600-0002-0121

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2270 SADLER RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		354,660
TOTAL MARKET VALUE		354,660
SOH/AGL Deduction		0
ASSESSED VALUE		354,660
TOTAL EXEMPTION VALUE	04	354,660
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		354,660
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2710/1603	4/29/2024	QC	U	V	11	100
GRANTOR: PINELAND HOLDING COMP						
GRANTEE: CITY OF FERNANDINA						
1526/0832	9/21/2007	WD	Q	V		725,000
GRANTOR: HURST WILLIAM P & DIA						
GRANTEE: PINELAND HOLDING CO						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	008900	C	MUNICIPAL	0		R-2	300.00	197.00	59,110.00	SF		1.00	1.00	1.00	6.00	6.00	354,660							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 354,660 Market: 0 Agricultural: 0 Common: 354,660 PRINTED 08/06/2024 BY SYS