

BLK 2 LOT 16 & W1/2 OF LOT 15
SADLER ESTATES PB 2/68 &
PT GOVT LOT 6 OF SEC 29-3N-28E

FERNANDINA INVESTMENTS LLC
1 SURREY COURT
COLUMBIA, SC 29212

2024

00-00-30-0600-0002-0160



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		424 100
Frame	05	STEEL 100
Story Height		11 100
RMS		144 100
Units		104 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	3900	HOTELS AND MOTELS

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	2004.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	13,296	100	13,296	1,976,931
CAN	15	30	4	595
CAN	25	30	8	1,189
CAN	248	30	74	11,002
CAN	328	30	98	14,571
FCP	441	20	88	13,084
FST	60	50	30	4,460
FST	117	50	58	8,624
FUS	13,968	100	13,968	2,076,849
FUS	13,968	100	13,968	2,076,849
TOTALS	56,434		55,560	8,261,005

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
3904	07	55,560	123.7584	179.14	9,953,018	2019	2019	0	0	15	2.00	83.00
1 LMTD HOTEL - 0% - 0												
Heated Area: 55200						HX Base Yr						
** This building has 11 Sub-Areas												
2246 SADLER RD, FERNANDINA BEACH												
BLD DATE				12/31/2019				KK		LGL DATE		KK
XF DATE				12/31/2019				KK		LAND DATE		
INC DATE				04/24/2024				REA		AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 3	2
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		10,202,207	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		10,202,207	
SOH/AGL Deduction		2,773,542	
ASSESSED VALUE		7,428,665	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		7,428,665	
TOTAL JUST VALUE		10,202,207	
NCON VALUE		0	
INCOME VALUE		10,202,207	
PREVIOUS YEAR MKT VALUE		10,400,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007397	SWIM POOL	82,466	10/04/2019
18000062	NEW CONSTR	9,791,531	01/04/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2177/0448	2/14/2018	WD	Q	I	03	1,300,000
GRANTOR: DOUGLASS JOHN WESLEY						
GRANTEE: FERNANDINA INVESTME						
2129/1197	6/28/2017	WD	Q	V	03	260,000
GRANTOR: BARRY LAND LLC						
GRANTEE: FERNANDINA INVESTME						

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0803	ASPHALT C	0	0	0	0	40,159.00	SF	2.00	2.00	100	2019	2019	3
2	0812	CONCRETE C	0	0	0	0	3,584.00	SF	4.00	4.00	100	2019	2019	3
3	0400	CONC CURB	0	0	0	0	297.00	LF	15.00	15.00	100	2019	2019	3
4	0402	CONC BUMPE	0	0	0	0	36.00	UT	25.00	25.00	100	2019	2019	3
5	0819	CONC 12"	0	0	0	0	64.00	SF	9.50	9.50	100	2019	2019	3
6	0855	CONC PAVER	0	0	0	0	813.00	SF	10.00	10.00	100	2019	2019	3
7	1075	TRELLIS G	0	0	31	12	372.00	SF	35.00	35.00	100	2019	2019	3
8	1127	BRICK 8"	0	0	13	2	26.00	SF	11.00	11.00	100	2019	2019	3
9	0505	FLAGPOLE A	0	0	0	0	25.00	LF	50.00	50.00	100	2019	2019	3
10	0811	CONCRETE B	0	0	0	0	770.00	SF	5.20	5.20	100	2019	2019	3

LAND DESCRIPTION														
TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE
1	003910	C	HOTEL	0		C-1	150.00	400.00	141,130.00	SF		1.00	1.00	20.00
ADJ UNIT PRICE														
20.00														
ADJ UNIT PRICE														
20.00														
LAND VALUE														
2,822,600														
OTHER ADJUSTMENTS AND NOTES														
YEAR														
DENSITY														
DECL														
FRZ														
YR														
CONSRV														

[illegible]

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