

BLOCK 2 LOTS 17 18
(LESS W80 FT OF LOT 18)
SADLER ESTATES PB 2/68

DAVID FAMILY ICE CREAM LLC/
651 KING GEORGE LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0600-0002-0170



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	15	CONC BLOCK 100		
Roof Structur	04	WOOD TRUSS 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	03	CONC FINSH 100		
Ceiling	01	FIN.SUSPD 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Fixtures		7 100		
Frame	03	MASONRY 100		
Story Height		10 100		
RMS		3 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	OWNER OCC 100		
Quality	01	Quality Level 01		
DOR CODE	2200	DRIVE-IN REST.		
MAP NUM		MKT AREA		02
NEIGHBORHOOD/LOC	2004.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100	440	60,764
BAS	104	100	104	14,363
BAS	481	100	481	66,427
TOTALS	1,025		1,025	141,554

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2201	04	1,025	73.3162	151.76	155,554	2010	2010	0	0	9.00	91.00
1 FAST FOOD - 0% - 0 Heated Area: 1025 HX Base Yr											
2210 SADLER RD, FERNANDINA BEACH											
BLD DATE		02/25/2021		KK		LGL DATE					
XF DATE		02/25/2021		KK		LAND DATE		02/25/2021			
INC DATE						AG DATE					

NASSAU COUNTY PROPERTY										PAGE 1 of 2		2
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 8										Tax Dist:		
BUILDING MARKET VALUE										141,554		
TOTAL MARKET OB/XF VALUE										844		
TOTAL LAND VALUE - MARKET										693,600		
TOTAL MARKET VALUE										835,998		
SOH/AGL Deduction										0		
ASSESSED VALUE										835,998		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										835,998		
TOTAL JUST VALUE										835,998		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										841,703		
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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	% COND
1	0812	CONCRETE C	0	0	0	12,408.00	SF	4.00	4.00	1	2010	2010	3	1
2	0400	CONC CURB	0	0	0	516.00	LF	15.00	15.00	1	2010	2010	3	1
3	0462	ST/AL FNC	0	0	0	462.00	SF	10.00	10.00	1	2010	2010	3	1
4	0810	CONCRETE A	0	0	0	320.00	SF	6.50	6.50	1	2010	2010	3	1
5	0972	ST LGHT UN	0	0	0	4.00	UT	2,530.00	2,530.00	1	2010	2010	3	1
6	0975	ST LT/ARM	0	0	0	4.00	UT	500.00	500.00	1	2010	2010	3	1
7	0402	CONC BUMPE	0	0	0	9.00	UT	25.00	25.00	1	2010	2010	3	1
8	0446	BOX FNC 6'	0	0	0	31.00	LF	20.00	20.00	1	2010	2010	3	1
9	4950	BOLLARD	0	0	0	2.00	UT	100.00	100.00	1	2010	2010	3	1
10	0810	CONCRETE A	0	0	0	115.00	SF	6.50	6.50	1	2010	2010	3	1

LAND DESCRIPTION										TOTAL OB/XF										778									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	003100	C	DRIVE-IN	0	0003	CG	120.00	400.00	48,000.00	SF		1.00	0.85	0.85	17.00	14.45	693,600												

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