

BLOCK 2 PT OF LOTS 23 & 24
IN OR 2003/500 BEING PARCEL A
A/K/A TRACT #2

AMELIA HOMES INC
2164 SADLER RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0600-0002-0233



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 70
Roof Cover	03	COMP SHNGL 30
Interior Wall	01	MINIMUM 70
Interior Wall	05	DRYWALL 30
Interior Floo	03	CONC FINSH 70
Interior Floo	14	CARPET 30
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	4	100
Frame	02	WOOD FRAME 100
Story Height	9	100
RMS	6	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNERTYCCCE00 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,512	100	1,512	115,669
BAL	256	15	38	2,907
BAS	4,116	100	4,116	314,877
FUS	262	100	262	20,043
STR	68	10	7	535
TOTALS	6,214		5,935	454,031

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	207
2	0803	ASPHALT C	0	0	0	0	6,056.00	SF	2.00	2.00	6,056
3	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	311
4	0810	CONCRETE A	0	0	85	5	425.00	SF	6.50	6.50	2,431
5	0978	SECURTY LT	0	0	0	0	2.00	UT	337.50	337.50	527

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001100	C	STORE 1FLR	0	0003	C-2	0.00	0.00	14,871.38	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	5,935	81.3434	115.91	687,926	1973	1993	0	0	34.00	66.00
1 RETAILSTOR - 0% - 0 Heated Area: 5890 HX Base Yr											
2166 SADLER RD, FERNANDINA BEACH											
BLD DATE	11/30/2018	KK	LGL DATE	11/30/2018	KK	AG DATE	11/30/2018	KK			
XF DATE	11/30/2018	KK	LAND DATE								
INC DATE											

TOTAL OB/XF											
9,532											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		454,031	
TOTAL MARKET OB/XF VALUE		9,532	
TOTAL LAND VALUE - MARKET		148,714	
TOTAL MARKET VALUE		612,277	
SOH/AGL Deduction		162,748	
ASSESSED VALUE		449,529	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		449,529	
TOTAL JUST VALUE		612,277	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		639,242	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091710	SIGN	400	12/17/2009
20062744	ELEC OTHER	5,000	12/13/2006
20062244	H/AC	6,000	09/27/2006
20061622	REPAIR/RRF	35,000	07/10/2006
20061464	REPAIR/RRF	9,568	06/28/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2003/0500	9/15/2015	WD	U	I	12	375,000	
GRANTOR: CBC NATIONAL BANK							
GRANTEE: AMELIA HOMES INC							
1980/1027	5/19/2015	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: CBC NATIONAL BANK							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W70 S10 AOF=[YR=1993] W28 S54 E28 N54\$ S54 E57 N28 E13 N36\$ PTR=E10 STR=[YR=2009] E4 S17 FUS=[YR=2009] E1 R3 U4 E16 S8 BAL=[YR=2009] E16 N8 E16 S12 W32 N4\$ S4 W24 N8 E4\$ W4 N17\$ W10\$.											