

E1/2 OF LOT 56
IN OR 2098/296
ESMT IN OR 899/618

MOHAN LIVING TRUST/MOHAN CHANDLER TRUSTEE
4812 W HIGHWAY 90
LAKE CITY, FL 32055

2024

00-00-31-1360-0056-0010

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 60
Interior Wall	04 PLYWOOD 40
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	8 100
Frame	03 MASONRY 100
Story Height	8 100
RMS	8 100
Stories	2. 2.100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Quality	00 Non-Residential Level 04
DOR CODE	1200 STORE/OFFICE/RESID
MAP NUM	MKT AREA 01

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	RETAILSTOR	- 0%	- 0								

Heated Area: 3584 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			299,866
TOTAL MARKET OB/XF VALUE			1,789
TOTAL LAND VALUE - MARKET			150,008
TOTAL MARKET VALUE			451,663
SOH/AGL Deduction			2,474
ASSESSED VALUE			449,189
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			449,189
TOTAL JUST VALUE			451,663
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			408,354

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,702	100	1,702	134,050
BAS	1,882	100	1,882	148,226
FOP	42	30	13	1,024
FOP	42	30	13	1,024
FST	120	50	60	4,725
FST	140	50	70	5,513
PTO	285	5	14	1,103
UOP	42	20	8	630
UOP	42	20	8	630
TOTALS	4,297		3,770	296,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151441	SIGN	300	06/23/2015
20151442	SIGN	300	06/23/2015
20141435	SIGN	200	07/02/2014
20100386	SIGN	1,250	03/03/2010
20100288	REPAIR/RRF	500	02/12/2010
20091093	SIGN	100	08/19/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2098/0296	1/31/2017	WD	Q	I	01	585,000

BLD DATE		03/08/2019	KK	LGL DATE	03/08/2019	KK
XF DATE	03/08/2019	KK	LAND DATE	03/08/2019	KK	
INC DATE			AG DATE			

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	OB/XF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	30	15	SF	2.00	2.00	100	2000	2000	3	50	1,000	
2	0978	SECURTY LT	0	0	0	0	UT	450.00	450.00	100	2003	2003	3	61	549	
3	1242	WD DECK A	0	0	0	0	SF	10.00	10.00	100	2000	2000	3	20	240	

2856 SADLER RD, FERNANDINA BEACH

BUILDING NOTES						
GRANTOR: STUDWELL JOYCE R ET A						
GRANTEE: MOHAN LIVING TRUST						
1952/1110	12/03/2014	QC	U	I	11	100
GRANTOR: THOET CRAIG ET AL						
GRANTEE: STUDWELL JOYCE R						

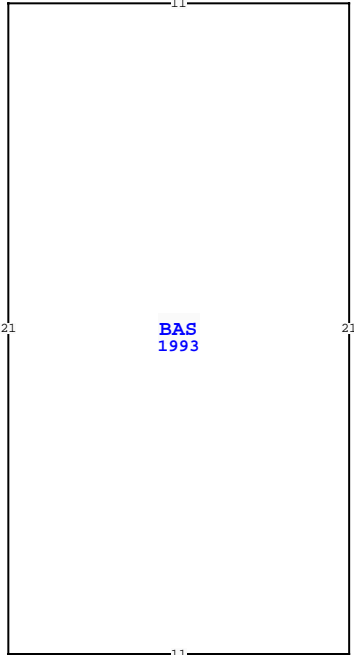
BUILDING DIMENSIONS						
BAS=[YR=1993] W1 FST=[YR=1993] N10 W12 S10 E12\$ W12 N10 W18 FST=[YR=1993] W14 S10 E14 N10\$ S10 W15 S30 UOP=[YR=1993] W6 S7 E1 PTO=[YR=1993] S5 E57 N5 UOP=[YR=2008] N7 W6 S7 E6\$ W57\$ E5 N7\$ S7 E46 N37\$ PTR= E20 APT=[YR=1993] E46 S30 FOP=[YR=1993] E6 S7 W6 N7\$ S7 W46 FOP=[YR=1993] W6 N7 E6 S7\$ N37\$ W20\$.						

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001200	C	STORE COMB	0	0003	C-1	75.00	50.00	3,750.20	SF		1.00	1.00	1.00	40.00	40.00	150,008							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO 100	
Roof Structur	04	WOOD TRUSS 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	04	NONE 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Fixtures		0 100	
Frame	03	MASONRY 100	
Story Height		0 100	
RMS		1 100	
Stories	0	0 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	1200 STORE/OFFICE/RESID		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1060.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	231	100	231
			SUBAREA MARKET VALUE
			2,940
TOTALS	231		231
			2,940

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2											
2 GARAGE - 0% - 0			Heated Area: 231			HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 2 of 2
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TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		449,189
TOTAL JUST VALUE		451,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P033540	REMODEL	1,000	07/22/2003
B0012144	REPAIR/RRF	4,000	10/01/2001
B983020	REPAIR/RRF	700	01/20/1998
7721	REPAIR/RRF	800	05/25/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2098/0296	1/31/2017	WD	Q	I	01	585,000
GRANTOR: STUDWELL JOYCE R ET A						
GRANTEE: MOHAN LIVING TRUST						
1952/1110	12/03/2014	QC	U	I	11	100
GRANTOR: THOET CRAIG ET AL						
GRANTEE: STUDWELL JOYCE R						

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	OB/XF MKT VALUE	NOTES										
2856 SADLER RD, FERNANDINA BEACH																										

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W11 S21 E11 N21\$.	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV