LOT 3
IN OR 1889/1216
ESMT OR 1404/88

ONE THREE INC
2398 SADLER RD
FERNANDINA BEACH, FL 32034

2024

00-00-31-142L-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

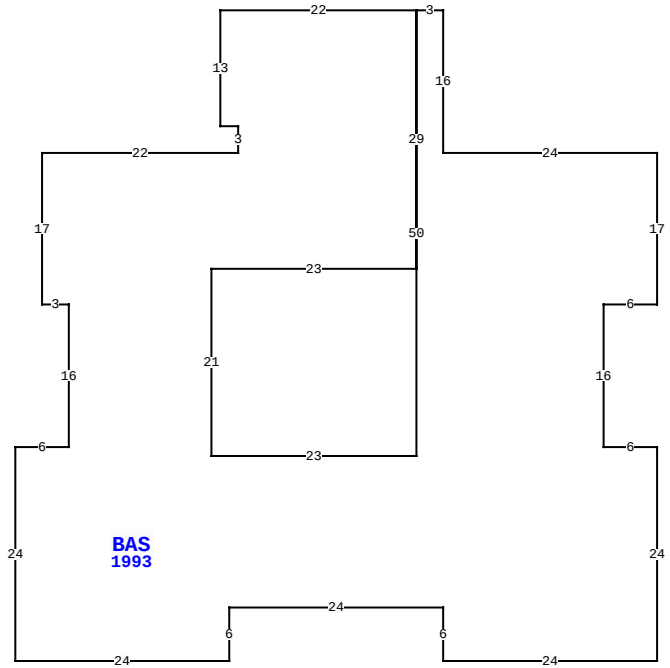
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1087.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,628	100	3,628	142,309
TOTALS	3,628		3,628	142,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
1701	04	3,628	98.8285	140.09	508,247	1982	1982	0	0	10	62.00	28.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 3628 HX Base Yr



2382 SADLER RD, FERNANDINA BEACH

BLD DATE	03/07/2019	KK	LGL DATE	
XF DATE	03/07/2019	KK	LAND DATE	03/07/2019 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	142,309
TOTAL MARKET OB/XF VALUE	22,610
TOTAL LAND VALUE - MARKET	194,009
TOTAL MARKET VALUE	358,928
SOH/AGL Deduction	0
ASSESSED VALUE	358,928
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	358,928
TOTAL JUST VALUE	358,928
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	374,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122417	REPAIR/RRF	20,000	12/03/2012
B9610191	XFOB	5,200	12/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1889/1216	10/17/2013	WD	U	I	37	360,000
GRANTOR: SHEFFIELD GEORGE W TR						
GRANTEE: ONE THREE INC						
0947/1199	8/31/2000	WD	U	I	09	100
GRANTOR: SHEFFILED GEORGE W SR						
GRANTEE: SHEFFIELD GEORGE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] N29 W22 S13 E2 S3 W22 S17 E3 S16 W6 S24 E24 N6 E24 S6 E24 N24 W6 N16 E6 N17 W24 N16 W3 S50 W23 N21 E23$.

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
1	0803	ASPHALT C	0	0	0	0	10,809.00	SF	2.00	2.00	100	1982	1982	3	50	10,809	
2	0812	CONCRETE C	0	0	0	0	1,641.00	SF	4.00	4.00	100	1982	1982	3	38	2,494	
3	0803	ASPHALT C	0	0	0	0	5,638.00	SF	2.00	2.00	100	1992	1992	3	50	5,638	
4	0442	STK FNC 5'	0	0	0	0	14.00	LF	8.10	8.10	100	1990	1990	3	20	23	
5	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	1982	1982	3	51.5	116	
6	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1982	1982	3	20	506	
7	0510	GARAGE WD-	0	0	30	12	360.00	SF	35.00	35.00	100	1996	1996	3	24	3,024	

LAND DESCRIPTION

TOTAL OB/XF 22,610

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	001700	C	1STORY OFF	0	0003	R-2	0.00	0.00	48,502.14	SF		1.00	1.00	1.00	4.00	4.00	194,009							

REVIEW DATE 03/07/2019 BY KK Total Acres: 0.00 Total Land Value: 194,009 Market: 0 Agricultural: 0 Common: 194,009 PRINTED 08/06/2024 BY SYS