



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT CD CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
Floor										1425300										2									
Recreation CLUBHOUSE										1 CONDO - 0% - 0										HX Base Yr									
Recreation POOL																													
Recreation TENNIS CT																													
Location EXTERIOR																													
View Lump TYPICAL																													
Desirability FLOOR																													
Balcony FSP																													
Parking OPEN																													
Bedrooms																													
Bathrooms																													
Oth Rooms																													
User Define REMODEL																													
Quality 03																													
DOR CODE 0400																													
MAP NUM										MKT AREA										01									
NEIGHBORHOOD/LOC										1087.00																			
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
																				TOT ADJ AREA									
																				SUBAREA MARKET VALUE									
TOTALS										767										767									
EXTRA FEATURES										2328 SADLER RD										3-B, FERNANDINA BEACH									
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									
LAND DESCRIPTION										TOTAL OB/XF										0									
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									
REVIEW DATE										12/27/2023										BY									
										JW										Total Acres: 0.00									
																				Total Land Value: 0									
																				Market: 0									
																				Agricultural: 0									
																				Common: 0									
																				PRINTED 08/06/2024 BY SYS									