

BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY			
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
Floor		1 100	1425300			767				1983	1983	100	100	0			
Recreation	CLUBHOUSE	CLUBHOUSE 100	1 CONDO - 0% - 0										HX Base Yr				
Recreation	POOL	POOL 100															
Recreation	TENNIS CT	TENNIS CT 100															
Location	EXTERIOR	EXTERIOR 100															
View Lump Sum	POND	POND 100															
Desirability	FLOOR	1ST FLOOR 100															
Balcony	FSP	FSP 100															
Parking	OPEN	OPEN 100															
Bedrooms		2 100															
Bathrooms		2 100															
Oth Rooms		2 100															
User Defined	REMODEL	REMODEL 100															
Quality			03	Quality Level 03													
DOR CODE			0400	CONDOMINIUM													
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 4-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	

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		312,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		312,000
SOH/AGL Deduction		0
ASSESSED VALUE		312,000
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		312,000
TOTAL JUST VALUE		312,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052049	REMODEL	1,000	06/23/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2482/0473	7/22/2021	WD	Q	I	02	317,000
GRANTOR: ASHMORE PAULA L						
GRANTEE: SKIDMORE PHILLIP L						
2369/0655	6/18/2020	QC	U	I	11	100
GRANTOR: ASHMORE PAULA L						
GRANTEE: MARTIN ERIC A						

BUILDING NOTES

BUILDING DIMENSIONS

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