

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		2 100	
Recreation	CLUBHOUSE	CLUBHOUSE 100	
Recreation	POOL	POOL 100	
Recreation	TENNIS CT	TENNIS CT 100	
Location	EXTERIOR	EXTERIOR 100	
View Lump Sum	POND	POND 100	
Desirability	FLOOR	2ND FLOOR 100	
Balcony	FSP	FSP 100	
Parking	OPEN	OPEN 100	
Bedrooms		2 100	
Bathrooms		2 100	
Oth Rooms		2 100	
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1425300		767				1983	1983	100	100	0	
1 CONDO - 0% - 0											
HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			309,000
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			309,000
SOH/AGL Deduction			0
ASSESSED VALUE			309,000
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			309,000
TOTAL JUST VALUE			309,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			321,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052046	REMODEL	1,000	06/23/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2551/1066	3/30/2022	WD	Q	I	01	375,000
GRANTOR: MOELLER GEORGE A JR &						
GRANTEE: MACKINNON SHANNON R						
2512/0839	11/09/2021	WD	Q	I	01	335,000
GRANTOR: NEPPL MICHAEL						
GRANTEE: MOELLER GEORGE ANDY						

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
2328 SADLER RD 4-D, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

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