



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
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 INTERIOR																													
View Lump TYPICAL																													
Desirability 2ND FLOOR																													
Balcony FSP																													
Parking OPEN																													
Bedrooms																													
Bathrooms																													
Oth Rooms																													
Quality 03																													
DOR CODE 0400																													
MAP NUM																													
NEIGHBORHOOD/LOC																													
AREA TYPE																													
TOTAL GROSS AREA																													
PCT OF BASE																													
TOT ADJ AREA																													
SUBAREA MARKET VALUE																													
TOTALS																													
EXTRA FEATURES																													
2328 SADLER RD																													
6-C, FERNANDINA BEACH																													
BLD DATE																													
XF DATE																													
INC DATE																													
LGL DATE																													
LAND DATE																													
AG DATE																													
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																													
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																													