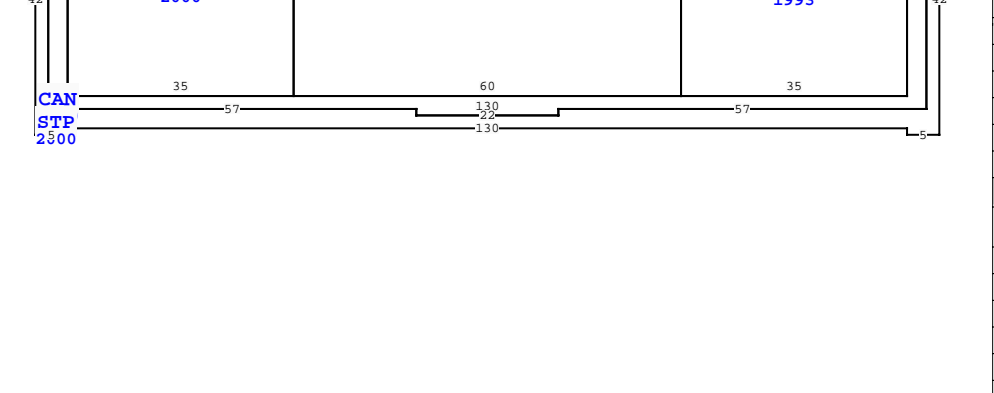




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	25 MOD METAL 50
Exterior Wall	28 GLASS THRM 50
Roof Structure	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	07 CORK/VTILE 70
Interior Floor	11 CLAY TILE 30
Ceiling	03 PART.FIN. 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	10 100
Frame	05 STEEL 100
Story Height	15 100
RMS	2 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
2704	04	6,393	123.3079	1.23	7,863	1989	1989	0	0	20	50.00	30.00	

NASSAU COUNTY PROPERTY		PAGE 1 of 3	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			7,327
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			2,420,086
TOTAL MARKET VALUE			2,427,413
SOH/AGL Deduction			200,834
ASSESSED VALUE			2,226,579
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,226,579
TOTAL JUST VALUE			2,427,413
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			2,024,163



Quality		03 Quality Level 03		
DOR CODE		1200 STORE/OFFICE/RESID		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC 2004.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,900	100	3,900	1,439
BAS	1,643	100	1,643	606
BAS	215	100	215	79
CAN	1,225	30	368	136
CAN	522	30	157	58
STP	564	10	56	21
ULP	360	15	54	20
TOTALS	8,429		6,393	2,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141089	SIGN	1,713	05/26/2014
20140909	XFOB	0	05/06/2014
20101678	SIGN	960	09/27/2010
20100037	XFOB	2,500	01/11/2010
20091507	H/AC	6,000	11/03/2009
20091288	ELEC OTHER	4,700	09/23/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2604/1708	11/28/2022	SW	Q	I	01	2,500,000

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
1	0803	ASPHALT C	0	0	0	0	63,306.00	SF	2.00	2.00	0	1989	1989	3	0	0	
2	0812	CONCRETE C	0	0	212	5	1,060.00	SF	4.00	4.00	0	1989	1989	3	0	0	
3	0972	ST LGHT UN	0	0	0	0	18.00	UT	2,530.00	2,530.00	0	1989	1989	3	0	0	
4	0803	ASPHALT C	0	0	91	85	7,735.00	SF	2.00	2.00	0	1991	1991	3	0	0	
5	0400	CONC CURB	0	0	0	0	21.00	LF	15.00	15.00	0	1994	1994	3	0	0	
6	0803	ASPHALT C	0	0	0	0	9,897.00	SF	2.00	2.00	0	1994	1994	3	0	0	
7	0858	SCULP CONC	0	0	15	18	140.00	SF	13.00	13.00	0	2000	2000	3	0	0	
8	0810	CONCRETE A	0	0	20	8	160.00	SF	6.50	6.50	0	2010	2010	3	0	0	
9	1123	CB 8"	0	0	0	0	789.00	SF	6.15	6.15	0	1989	1989	3	0	0	
10	0423	CL FNC 5'	0	0	0	0	207.00	LF	6.85	6.85	0	2010	2010	3	0	0	

TOTAL OB/XF														0									
BLD DATE	07/01/2022	KK	LGL DATE	05/28/2024	DC																		
XF DATE	07/01/2022	KK	LAND DATE																				
INC DATE			AG DATE																				

BUILDING NOTES													
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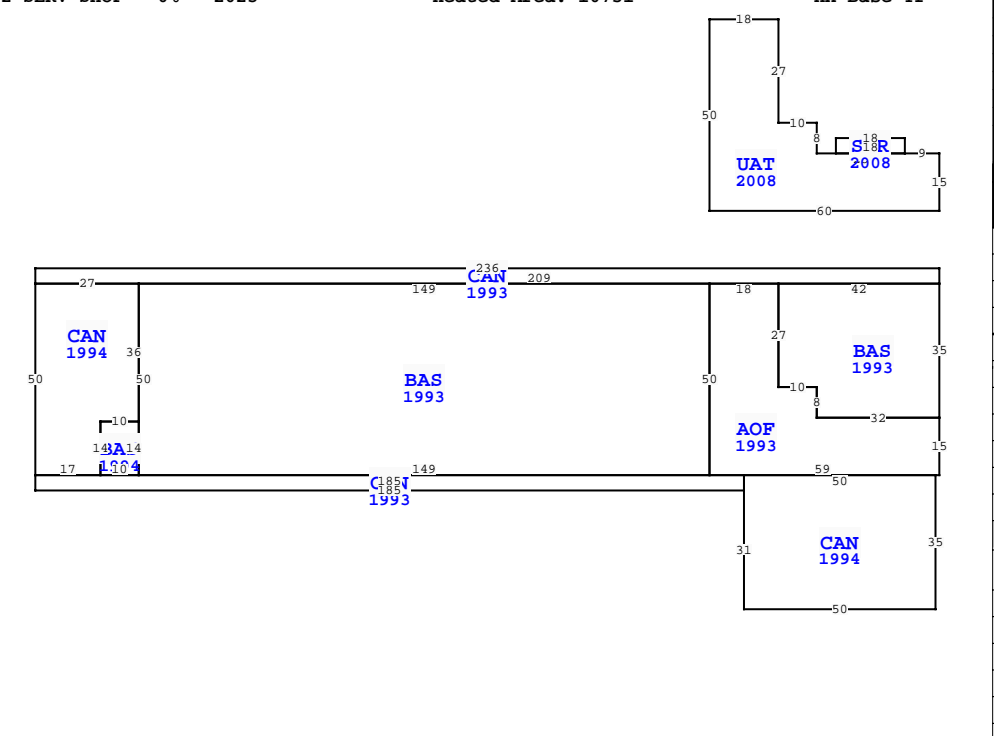
BUILDING DIMENSIONS													
ULP=[YR=1993] W12 BAS=[YR=1993] W60 S3 BAS=[YR=2001] W9 N3 W13 S11 BAS=[YR=2000] S19 W13 CAN=[YR=2000] N3 W3 STP=[YR=2000] W1 S2 W1 S42 E5 N1 E130 S1 E5 N42 W1 N2 W1 S40 W57 S1 W22 N1 W57 N40 \$ S40 E57 S1 E22 N1 E57 N40 W3 S3 CAN=[YR=1993] W35 S35 E35 N35 \$ S35 W130 N35 \$ S35 E35 N54 W22 \$ E22 N8 \$ S62 E60 N65 \$ S30 E12 N30 \$.													

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
1	001200	C	STORE COMB	0	0003	C-2	420.00	350.00	167,480.00	SF		1.00	1.00	0.85	17.00	14.45	2,420,086							



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floo	03 CONC FINSH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	11 100
Frame	05 STEEL 100
Story Height	17 100
RMS	5 100
Stories	1. 1. 100
Class	. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2501	06	13,519	91.8008	0.92	12,437	1989	1989	0	0	20	43.00	37.00



NASSAU COUNTY PROPERTY		PAGE 2 of 3
VALUATION SUMMARY		2
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	7,327	
TOTAL MARKET OB/XF VALUE	0	
TOTAL LAND VALUE - MARKET	2,420,086	
TOTAL MARKET VALUE	2,427,413	
SOH/AGL Deduction	200,834	
ASSESSED VALUE	2,226,579	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	2,226,579	
TOTAL JUST VALUE	2,427,413	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	2,024,163	

Quality		03 Quality Level 03	
DOR CODE		1200 STORE/OFFICE/RESID	
MAP NUM		MKT AREA 01	
NEIGHBORHOOD/LOC		2004.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
AOF	1,610	185	2,978
BAS	1,390	100	1,390
BAS	7,450	100	7,450
BAS	140	100	140
CAN	740	30	222
CAN	944	30	283
CAN	1,210	30	363
CAN	1,750	30	525
STR	72	10	7
UAT	1,610	10	161
TOTALS	16,916		13,519
			4,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091174	ELEC OTHER	15,000	09/01/2009
20091175	OTHER	7,995	09/01/2009
20091112	ADDITION	50,000	08/24/2009
20090481	DEMOLITION	500	04/20/2009
20060404	H/AC	3,795	02/28/2006
20051805	SIGN	6,000	05/16/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2604/1708	11/28/2022	SW	Q	I	01	2,500,000

GRANTOR: BERKMAN BETTY						
GRANTEE: SADLER ROAD PARTNER						
1959/1509	1/27/2015	MS	U	I	11	100
GRANTOR: BERKMAN DAVID						
GRANTEE: BERKMAN DAVID & BET						

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
11	0430	CL FNC 6B	0	0	0	0	337.00	LF	9.70	9.70	0	2000	2000	3	0	0	
12	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	0	1995	1995	3	0	0	
13	0975	ST LT/ARM	0	0	0	0	24.00	UT	500.00	500.00	0	1989	1989	3	0	0	
14	0464	FNC GT 10'	0	0	0	0	1.00	UT	437.50	437.50	0	1995	1995	3	0	0	
15	6001	ROLLUP DR	0	0	0	0	20.00	UT	400.00	400.00	0	1989	1989	3	0	0	

BUILDING NOTES														
BUILDING DIMENSIONS														
CAN=[YR=1993] W236S4 CAN=[YR=1994] S50 CAN=[YR=1993] S4E185 CAN=[YR=1994] S31E50 N35 AOF=[YR=1993] E1N15 BAS=[YR=1993] N35 W42S27E10S8E32\$W32N8W10N27W18 S50E59\$W50S4\$N4W185\$E17 BAS=[YR=1994] E10N14W10S14\$N14E10N36 W27\$E27BAS=[YR=1993] S50E149N50W149\$ E209N4\$ PTR=N15 UAT=[YR=2008] N15W9 STR=[YR=2008] N4W18S4E18\$W23N8W10N27 W18S50E60\$ S15\$.														

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																								

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floo	05	ASP TILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		4	100
Frame	02	WOOD FRAME	100
Story Height		9	100
RMS		4	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	1200 STORE/OFFICE/RESID		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	600	100	600
CAN	384	30	115
CAN	450	30	135
CAN	450	30	135
PTO	288	5	14
PTO	288	5	14
TOTALS	2,460		1,013
			366

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
1101	04	1,013	83.9790	0.84	851	1994	1994	0	0	25	32.00	43.00		
3 RETAILSTOR - 0% - 2023 Heated Area: 600 HX Base Yr														
1852 SADLER RD, FERNANDINA BEACH														
BLD DATE	07/01/2022	KK	LGL DATE											
XF DATE	07/01/2022	KK	LAND DATE	05/28/2024	DC									
INC DATE														

NASSAU COUNTY PROPERTY				PAGE 3 of 3	2
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 2			Tax Dist:		
BUILDING MARKET VALUE				7,327	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				2,420,086	
TOTAL MARKET VALUE				2,427,413	
SOH/AGL Deduction				200,834	
ASSESSED VALUE				2,226,579	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				2,226,579	
TOTAL JUST VALUE				2,427,413	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				2,024,163	
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
20051806	ELEC OTHER	1,000	05/16/2005		
20051393	SIGN	1,000	03/11/2005		
20051087	ELEC OTHER	1,000	01/20/2005		
B002687	ADDITION	100,000	04/10/2000		
8274	XFOB	12,000	04/20/1994		
8137	NEW CONSTR	55,000	02/11/1994		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE
2604/1708	11/28/2022	SW Q	I	01	2,500,000
GRANTOR: BERKMAN BETTY					
GRANTEE: SADLER ROAD PARTNER					
1959/1509	1/27/2015	MS U	I	11	100
GRANTOR: BERKMAN DAVID					
GRANTEE: BERKMAN DAVID & BET					
BUILDING NOTES					
BUILDING DIMENSIONS					
CAN=[YR=1994] W25 PTO=[YR=1994] W16 S18 CAN=[YR=1994] S24 PTO=[YR=1994] S18 E16 CAN=[YR=1994] E25 N18 BAS=[YR=1994] N24 W25 S24 E25\$W25 S18\$ N18 W16\$ E16 N24 W16\$ E16 N18\$ S18 E25 N18\$.					

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