PT OF GOVT LOT 4
PT OR 2595/1357
BEING THE E'LY 173.98 FT

SADLER SS LLC
7880 GATE PARKWAY STE 300
JACKSONVILLE, FL 32256

2024

29-3N-28-0000-0004-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SADLER RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/08/2022 DCA
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,044,123
TOTAL MARKET VALUE	1,044,123
SOH/AGL Deduction	0
ASSESSED VALUE	1,044,123
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,044,123
TOTAL JUST VALUE	1,044,123
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,044,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/1357	9/30/2022	SW	Q	V	05	2,350,000
GRANTOR: C LAND PROPERTIES LLC						
GRANTEE: SADLER SS LLC						
2258/1892	1/17/2019	SW	U	V	11	100
GRANTOR: LAND CHARLES D						
GRANTEE: C LAND PROPERTIES L						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001000	C	COMMERCIAL	0		C-2	0.00	0.00	61,419.00	SF		1.00	1.00	1.00	17.00	17.00	1,044,123							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,044,123 Market: 0 Agricultural: 0 Common: 1,044,123 PRINTED 08/06/2024 BY SYS