PT OF LOTS 1 2 & 3
IN OR 2325/113
LARCHMONT UNIT ONE PB 3/13

CRAWFORD 1 LLC
2149 SADLER ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-036A-0001-0000

BUILDING CHARACTERISTICS

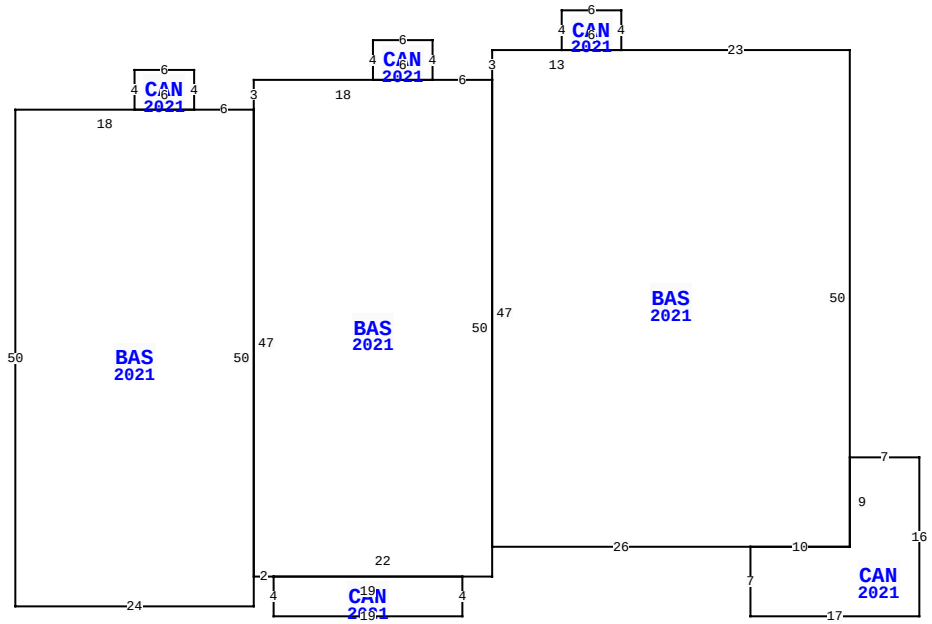
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	03	CONC FINSH 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		18 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2021	1,200	146,083
BAS	1,200	100	2021	1,200	146,083
BAS	1,800	100	2021	1,800	219,124
CAN	24	30	2021	7	852
CAN	24	30	2021	7	852
CAN	24	30	2021	7	852
CAN	76	30	2021	23	2,799
CAN	182	30	2021	55	6,696
TOTALS	4,530			4,299	523,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	4,299	120.4729	125.89	541,201	2021	2021	0	0	0	3.30	96.70

5 NBHD SHOP - 0% - 0 Heated Area: 4200 HX Base Yr



2149 SADLER RD, FERNANDINA BEACH

BLD DATE	04/18/2022 KK	LGL DATE	
XF DATE		LAND DATE	04/21/2025 DC
INC DATE		AG DATE	

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
1	0803	ASPHALT C	0	0	0	0	9,784.00	SF	2.00	2.00	100	2021	2021	3	86	16,828	
2	0400	CONC CURB	0	0	0	0	970.00	LF	15.00	15.00	100	2021	2021	3	99	14,405	
3	0812	CONCRETE C	0	0	0	0	1,697.00	SF	4.00	4.00	100	2021	2021	3	99	6,720	
4	1123	CB 8"	0	0	128	2	256.00	SF	6.15	6.15	100	2021	2021	3	99	1,559	
5	0855	CONC PAVER	0	0	0	0	1,391.00	SF	10.00	10.00	100	2021	2021	3	99	13,771	
6	0855	CONC PAVER	0	0	0	0	427.00	SF	10.00	10.00	100	2021	2021	3	99	4,227	
7	0810	CONCRETE A	0	0	0	0	229.00	SF	6.50	6.50	100	2021	2021	3	99	1,474	
8	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	2021	2021	3	96	1,728	
9	0402	CONC BUMPE	0	0	0	0	18.00	UT	25.00	25.00	100	2021	2021	3	99	446	
10	0810	CONCRETE A	0	0	12	8	96.00	SF	6.50	6.50	100	2021	2021	3	99	618	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	523,341
TOTAL MARKET OB/XF VALUE	65,507
TOTAL LAND VALUE - MARKET	754,320
TOTAL MARKET VALUE	1,343,168
SOH/AGL Deduction	13,421
ASSESSED VALUE	1,329,747
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,329,747
TOTAL JUST VALUE	1,343,168
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,208,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220318	BETTYS GYM BLD OU		01/06/2023
20210137	CO ISSUED	0	07/15/2021
20210176	BLD OUT#1-SALTY B	18,000	03/26/2021
20200137	BUILT OUT #3	60,000	01/28/2021
20200049	ROOF	0	12/10/2020
20200048	NEW CONSTR	700,000	08/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2325/0113	12/11/2019	SW	Q	V	02	735,000
GRANTOR: PINELAND BANK						
GRANTEE: CRAWFORD 1 LLC						
1541/0127	12/14/2007	WD	Q	V		800,000
GRANTOR: NASSAU BUILDERS INC						
GRANTEE: CITIZENS STATE BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=0,0] W23 W13 S3 S47 E26 E10 N50 $
BAS=[YR=2021;ORIG=-36,3] W6 W18 S3 S47 E2 E22 N50 $
BAS=[YR=2021;ORIG=-60,6] W6 W18 S50 E24 N50 $
CAN=[YR=2021;ORIG=-10,50] S7 E17 N16 W7 S9 W10 $
CAN=[YR=2021;ORIG=-58,53] S4 E19 N4 W19 $
CAN=[YR=2021;ORIG=-23,0] N4 W6 S4 E6 $
CAN=[YR=2021;ORIG=-42,3] N4 W6 S4 E6 $
CAN=[YR=2021;ORIG=-66,6] N4 W6 S4 E6 $
.

LAND DESCRIPTION

TOTAL OB/XF 61,776

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	001610	C	SH CTR NHD	0		R-2	252.00	150.00	37,716.00	SF		1.00	1.00	1.60	12.50	20.00	754,320							

REVIEW DATE 11/29/2023 BY HS Total Acres: 0.87 Total Land Value: 754,320 Market: 0 Agricultural: 0 Common: 754,320 PRINTED 07/30/2025 BY SYS

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ELEMENT	CD	CONSTRUCTION

DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

NASSAU COUNTY PROPERTY

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BASE TAXABLE VALUE	1,329,747
TOTAL JUST VALUE	1,343,168
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,208,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051664	DEMOLITION	8,000	04/22/2005
B9603346	REMODEL	500	10/01/1996
B00803	REMODEL	13,000	02/01/1994
M0445	H/AC	2,000	02/01/1994
7935	REMODEL	850	03/17/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2325/0113	12/11/2019	SW	Q	V	02	735,000
GRANTOR: PINELAND BANK						
GRANTEE: CRAWFORD 1 LLC						
1541/0127	12/14/2007	WD	Q	V		800,000
GRANTOR: NASSAU BUILDERS INC						
GRANTEE: CITIZENS STATE BANK						

BLD DATE	04/18/2022 KK	LGL DATE	
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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
11	0810	CONCRETE A	0	0	13	7	91.00	SF	6.50	6.50	100	2021	2021	3	99	586	
12	0810	CONCRETE A	0	0	13	8	104.00	SF	6.50	6.50	100	2021	2021	3	99	669	
13	0476	VF 6 SBPL	0	0	0	0	33.00	LF	32.00	32.00	100	2021	2021	3	96	1,014	
14	0400	CONC CURB	0	0	0	0	12.00	LF	15.00	15.00	100	2021	2021	3	99	178	
15	0810	CONCRETE A	0	0	0	0	110.00	SF	6.50	6.50	100	2021	2021	3	99	708	
16	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576	

LAND DESCRIPTION

TOTAL OB/XF 3,731

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

REVIEW DATE 11/29/2023 BY HS Total Acres: 0.87 Total Land Value: 754,320 Market: 0 Agricultural: 0 Common: 754,320 PRINTED 07/30/2025 BY SYS