PT LOTS 4,5 & PT GOVT LOT 2 OF
SEC 29-3N-28E IN OR 1244/1645
(EX ESMT OR 1244/1650)

GROW INVESTMENTS LLC/
401 YACHT CLUB LANE
ST SIMONS ISLAND, GA 31522

**2025**

**00-00-30-036A-0004-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| 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 | 03 | CENTRAL 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 3 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 10 100 |
| RMS | | 38 100 |
| Stories | 1. | 1. 100 |
| Class | 00 | . 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

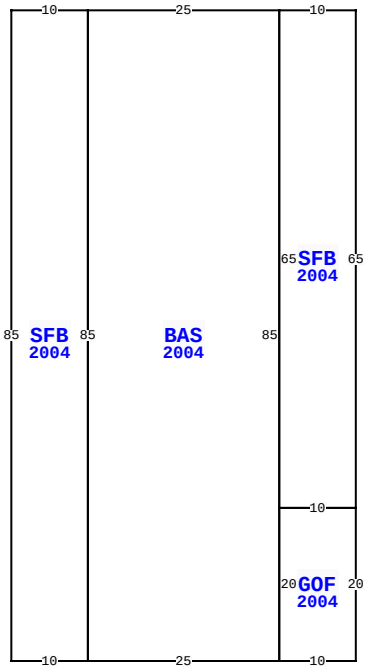
DOR CODE 4840 MINI STORAGE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2004.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,125 | 100 | 2004 | 2,125 | 54,475 |
| GOF | 200 | 210 | 2004 | 420 | 10,767 |
| SFB | 650 | 80 | 2004 | 520 | 13,331 |
| SFB | 850 | 80 | 2004 | 680 | 17,432 |
| TOTALS | 3,825 | | | 3,745 | 96,003 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4804 | 06 | 3,745 | 87.6429 | 34.18 | 128,004 | 2004 | 2004 | 0 | 0 | 0 | 25.00 | 75.00 |

1 MINI WAREH – 0% - 0 Heated Area: 3525 HX Base Yr




2137 SADLER RD, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 06/28/2021 | KK | LGL DATE | |
| XF DATE | 06/28/2021 | KK | LAND DATE | 04/21/2025 DC |
| INC DATE | 05/05/2025 | DC | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 1,416,861 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 1,416,861 |
| SOH/AGL Deduction | 520,483 |
| ASSESSED VALUE | 896,378 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 896,378 |
| TOTAL JUST VALUE | 1,416,861 |
| NCON VALUE | 0 |
| INCOME VALUE | 1,416,861 |
| PREVIOUS YEAR MKT VALUE | 1,325,032 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20041335 | NEW CONSTR | 1,000 | 07/22/2004 |
| 20040977 | NEW CONSTR | 200,000 | 05/27/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1244/1645 | 7/12/2004 | WD | U | V | 07 | 100 |
| GRANTOR: BUCHANAN CLAYTON W II | | | | | | |
| GRANTEE: GROW INVESTMENTS LL | | | | | | |
| 1210/1340 | 2/26/2004 | WD | Q | V | | 265,000 |
| GRANTOR: BUCHANAN CLAYTON W II | | | | | | |
| GRANTEE: OWENS JOSEPH III & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

SFB=[YR=2004] W10 BAS=[YR=2004] W25 SFB=[YR=2004] W10 S85 E10 N85$ S85 E25 GOF=[YR=2004] E10 N20 W10 S20$ N85$ S65 E10 N65$ .

## 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 | 13,600.00 | SF | 2.00 | 2.00 | 100 | 2004 | 2004 | 3 | 52 | 14,144 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 27 | 28 | 756.00 | SF | 6.50 | 6.50 | 100 | 2004 | 2004 | 3 | 83 | 4,079 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 5 | 10 | 50.00 | SF | 6.50 | 6.50 | 100 | 2004 | 2004 | 3 | 83 | 270 | |
| 4 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 52.00 | LF | 15.00 | 15.00 | 100 | 2004 | 2004 | 3 | 87 | 679 | |
| 5 | 0920 | CWALL-WD/M | 0 | 0 | 0 | 0 | 140.00 | LF | 390.00 | 390.00 | 100 | 2004 | 2004 | 3 | 21 | 11,466 | |
| 6 | 6001 | ROLLUP DR | 0 | 0 | 0 | 0 | 169.00 | UT | 200.00 | 200.00 | 100 | 2004 | 2004 | 3 | 21 | 7,098 | |
| 7 | 0092 | AUTO GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 3,500.00 | 3,500.00 | 100 | 2005 | 2005 | 3 | 22 | 1,540 | |
| 8 | 0430 | CL FNC 6B | 0 | 0 | 0 | 0 | 30.00 | LF | 11.16 | 11.16 | 100 | 2005 | 2005 | 3 | 64 | 214 | |
| 9 | 0465 | FNC GT 15' | 0 | 0 | 0 | 0 | 1.00 | UT | 607.50 | 607.50 | 100 | 2005 | 2005 | 3 | 64 | 389 | |
| 10 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 140.00 | LF | 23.00 | 23.00 | 100 | 2005 | 2005 | 3 | 64 | 2,061 | |

TOTAL OB/XF 41,940

## LAND DESCRIPTION

| 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 | 004800 | C | WAREHOUSE | 0 | 0003 | C-2 | 0.00 | 0.00 | 58,312.00 | SF | | 1.00 | 1.00 | 0.75 | 17.50 | 13.13 | 765,345 | | | | | | | |

REVIEW DATE 06/28/2021 BY KK Total Acres: 1.34 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT LOTS 4,5 & PT GOVT LOT 2 OF
SEC 29-3N-28E IN OR 1244/1645
(EX ESMT OR 1244/1650)

GROW INVESTMENTS LLC/
401 YACHT CLUB LANE
ST SIMONS ISLAND, GA 31522

**2025**

**00-00-30-036A-0004-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| 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 | 03 | CENTRAL 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 2 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 10 100 |
| RMS | | 76 100 |
| Stories | 1. | 1. 100 |
| Class | 00 | . 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

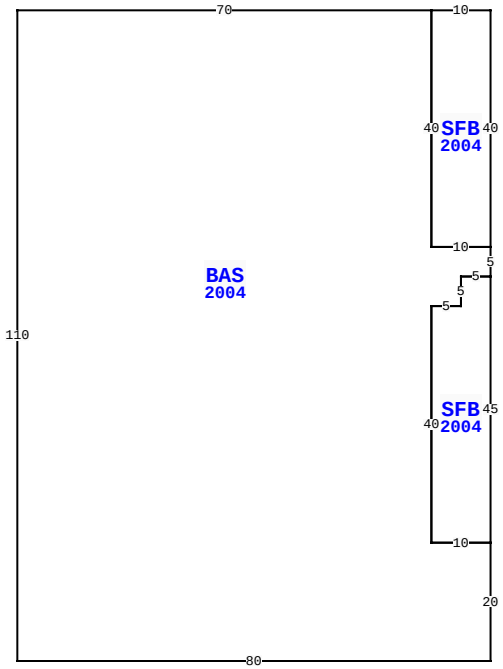
DOR CODE 4840 MINI STORAGE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2004.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 7,975 | 100 | 2004 | 7,975 | 192,477 |
| SFB | 400 | 80 | 2004 | 320 | 7,724 |
| SFB | 425 | 80 | 2004 | 340 | 8,206 |
| TOTALS | 8,800 | | | 8,635 | 208,406 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4804 | 06 | 8,635 | 82.5185 | 32.18 | 277,874 | 2004 | 2004 | 0 | 0 | 0 | 25.00 | 75.00 |

2 MINI WAREH – 0% - 0 Heated Area: 8635 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 06/28/2021 | KK | LGL DATE |
| XF DATE | 06/28/2021 | KK | LAND DATE 04/21/2025 DC |
| INC DATE | 05/05/2025 | DC | AG DATE |

2137 SADLER RD, FERNANDINA BEACH

### 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 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 6.00 | UT | 100.00 | 100.00 | 100 | 2005 | 2005 | 3 | 100 | 600 | |
| 12 | 0978 | SECURTY LT | 0 | 0 | 0 | 0 | 12.00 | UT | 225.00 | 225.00 | 100 | 2005 | 2005 | 3 | 64 | 1,728 | |
| 13 | 0648 | LIGHTS-AV | 0 | 0 | 0 | 0 | 2.00 | UT | 140.00 | 140.00 | 100 | 2005 | 2005 | 3 | 22 | 62 | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 1,416,861 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 1,416,861 |
| SOH/AGL Deduction | 520,483 |
| ASSESSED VALUE | 896,378 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 896,378 |
| TOTAL JUST VALUE | 1,416,861 |
| NCON VALUE | 0 |
| INCOME VALUE | 1,416,861 |
| PREVIOUS YEAR MKT VALUE | 1,325,032 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1244/1645 | 7/12/2004 | WD | U | V | 07 | 100 |
| GRANTOR: BUCHANAN CLAYTON W II | | | | | | |
| GRANTEE: GROW INVESTMENTS LL | | | | | | |
| 1210/1340 | 2/26/2004 | WD | Q | V | | 265,000 |
| GRANTOR: BUCHANAN CLAYTON W II | | | | | | |
| GRANTEE: OWENS JOSEPH III & | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

SFB=[YR=2004] W10 BAS=[YR=2004] W70 S110 E80 N20
SFB=[YR=2004] N45W5S5W5S40 E10$ W10 N40E5N5E5N5W10N40$S40
E10N40$.

### LAND DESCRIPTION

TOTAL OB/XF 2,390

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 06/28/2021 BY KK Total Acres: 1.34 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT LOTS 4,5 & PT GOVT LOT 2 OF
SEC 29-3N-28E IN OR 1244/1645
(EX ESMT OR 1244/1650)

GROW INVESTMENTS LLC/
401 YACHT CLUB LANE
ST SIMONS ISLAND, GA 31522

**2025**

**00-00-30-036A-0004-0000**

## BUILDING CHARACTERISTICS

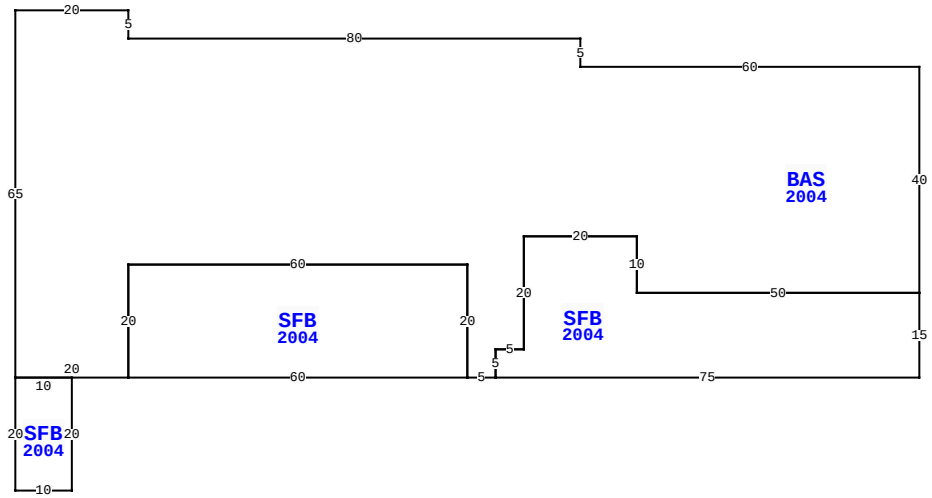
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 04 | NONE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 0 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 10 100 |
| RMS | | 57 100 |
| Stories | 1. | 1. 100 |
| Class | 00 | . 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 4840 | MINI STORAGE |
| 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 | 6,925 | 100 | 2004 | 6,925 | 164,694 |
| SFB | 200 | 80 | 2004 | 160 | 3,806 |
| SFB | 1,200 | 80 | 2004 | 960 | 22,832 |
| SFB | 1,275 | 80 | 2004 | 1,020 | 24,258 |
| TOTALS | 9,600 | | | 9,065 | 215,588 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4804 | 06 | 9,065 | 81.3162 | 31.71 | 287,451 | 2004 | 2004 | 0 | 0 | 0 | 25.00 | 75.00 |

3 MINI WAREH – 0% - 0 Heated Area: 9065 HX Base Yr




2137 SADLER RD, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 06/28/2021 | KK | LGL DATE | |
| XF DATE | 06/28/2021 | KK | LAND DATE | 04/21/2025 DC |
| INC DATE | 05/05/2025 | DC | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 3 of 3 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | DIRECT_CAP |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 1,416,861 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 0 |
| TOTAL MARKET VALUE | 1,416,861 |
| SOH/AGL Deduction | 520,483 |
| ASSESSED VALUE | 896,378 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 896,378 |
| TOTAL JUST VALUE | 1,416,861 |
| NCON VALUE | 0 |
| INCOME VALUE | 1,416,861 |
| PREVIOUS YEAR MKT VALUE | 1,325,032 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1244/1645 | 7/12/2004 | WD | U | V | 07 | 100 |
| GRANTOR: BUCHANAN CLAYTON W II | | | | | | |
| GRANTEE: GROW INVESTMENTS LL | | | | | | |
| 1210/1340 | 2/26/2004 | WD | Q | V | | 265,000 |
| GRANTOR: BUCHANAN CLAYTON W II | | | | | | |
| GRANTEE: OWENS JOSEPH III & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W60N5W80N5W20S65 SFB=[YR=2004] S20E10N20W10$E20 SFB=[YR=2004] E60N20W60S20$N20E60S20 E5SFB=[YR=2004] E75N15W50N10W20S20W5 S5$N5E5N20E20S10E50N40$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## 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 | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 06/28/2021 BY KK Total Acres: 1.34 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS