



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 70
Interior Wall	07	NONE 30
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures	5	100
Frame	03	MASONRY 100
Story Height	12	100
RMS	4	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	OWNER OCC 100

Quality	06	Quality Level 06
DOR CODE	2610	CAR WASH

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	127	100	2001	127	14,599
BAS	445	100	2001	445	51,153
BAS	748	100	2001	748	85,983
BAS	748	100	2001	748	85,983
TOTALS	2,068			2,068	237,719

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0400	CONC CURB	0	0	0	0	1,053.00	LF	15.00	15.00	
2	0801	ASPHALT A	0	0	30	13	390.00	SF	3.00	3.00	
3	0812	CONCRETE C	0	0	0	0	21,327.00	SF	4.00	4.00	
4	1100	VAC SYSTEM	0	0	0	0	6.00	UT	800.00	800.00	
5	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	002500	C	SRVC SHOPS	0	0003	C-2	124.00	290.00	35,960.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2603	04	2,068	90.5520	126.32	261,230	2001	2011	0	0	9.00	91.00
1 FULLCARWASH - 0% - 0											
Heated Area: 2068											
HX Base Yr											
2123 SADLER RD, FERNANDINA BEACH											

BLD DATE	03/05/2021	KK	LGL DATE	
XF DATE			LAND DATE	04/21/2025
INC DATE			AG DATE	DC

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		391,355	
TOTAL MARKET OB/XF VALUE		83,070	
TOTAL LAND VALUE - MARKET		629,300	
TOTAL MARKET VALUE		1,103,725	
SOH/AGL Deduction		134,794	
ASSESSED VALUE		968,931	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		968,931	
TOTAL JUST VALUE		1,103,725	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		970,938	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003708	NEW CONSTR	400,000	08/14/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2205/1097	6/22/2018	WD	Q	I	01	950,000	
GRANTOR: FIRST COAST CAR WASHE							
GRANTEE: SUDS ON SADLER LLC							
1393/0835	3/03/2006	WD	Q	I	06	400,000	
GRANTOR: RIMES J E JR							
GRANTEE: FIRST COAST CAR WAS							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W17 BAS=[YR=2001] W13 BAS=[YR=2001] W17 S44 E17 AOF=[YR=2001] E13 N3 W5 N11 W8 S14\$ N44\$ S30 E8 S11 E5 N41\$ S44 E17 N44\$.											

**SUDS ON SADLER LLC/
6 WILLOW ROAD ROAD
FERNANDINA BEACH, FL 32034**

00-00-30-036A-0006-0020

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