

CREDIT SHELTER TRUST
20281 EAST COUNTRY CLUB DR APT
AVENTURA, FL 33180

00-00-30-036A-0007-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2												
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND										
Exterior Wall		17	CB STUCCO 100							1102	04	13,142	103.8996	124.94	1,641,961	1998	1998		0	20	13.00	67.00	VALUATION BY									
Roof Structure		09	RIDGE FRME 100							1 DRUG STORE - 0% - 0													DIRECT_CAP									
Roof Cover		04	BUILT-UP 100							Heated Area: 11822													HX Base Yr									
Interior Wall		05	DRYWALL 100																				Tax Group: 2									
Interior Floor		07	CORK/VTILE 100																				Tax Dist:									
Ceiling		01	FIN.SUSPD 100																				BUILDING MARKET VALUE									
Air Condition		04	ROOF TOP 100																				TOTAL MARKET OB/XF VALUE									
Heating Type		04	AIR DUCTED 100																				TOTAL LAND VALUE - MARKET									
Fixtures			16 100																				TOTAL MARKET VALUE									
Frame		03	MASONRY 100																				SOH/AGL Deduction									
Story Height			18 100																				ASSESSED VALUE									
RMS			3 100																				TOTAL EXEMPTION VALUE									
Stories		1.	1. 100																				BASE TAXABLE VALUE									
Units			0 100																				TOTAL JUST VALUE									
Occupancy		00	NONE 100																				NCON VALUE									
																							INCOME VALUE									
																							PREVIOUS YEAR MKT VALUE									
Quality		03	Quality Level 03																				WALGREEN DRUG STORE									
DOR CODE		1100	STORES, 1 STORY																													
MAP NUM			MKT AREA																													
NEIGHBORHOOD/LOC			2004.00																													
AREA TYPE			TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
AOF		132	100	1998		132	11,050																									
AOF		209	100	1998		209	17,495																									
BAS		11,481	100	1998		11,481	961,072																									
CAN		1,071	30	1999		321	26,871																									
FCP		486	30	1998		146	12,221																									
FST		230	50	1998		115	9,627																									
FST		351	50	1998		176	14,733																									
UST		180	40	1998		72	6,027																									
UST		1,224	40	1998		490	41,018																									
TOTALS		15,364				13,142	1,100,114																									
EXTRA FEATURES		2101 SADLER RD, FERNANDINA BEACH										BLD DATE 03/03/2025 KW LGL DATE 04/21/2025 DC																				
												XF DATE 07/17/2025 REA AG DATE																				
												INC DATE																				
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	0090	AUTO DOOR	0	0	0	0	2.00	UT	2,500.00	2,500.00	100	1998	1998	3	20	1,000																
2	0381	COOLER	0	0	8	22	176.00	SF	82.50	82.50	100	1998	1998	3	40	5,808																
3	0382	CHILLER	0	0	8	15	120.00	SF	92.50	92.50	100	1998	1998	3	40	4,440																
4	0400	CONC CURB	0	0	0	0	1,345.00	LF	15.00	15.00	100	1998	1998	3	80	16,140																
5	0402	CONC BUMPE	0	0	0	0	8.00	UT	25.00	25.00	100	1998	1998	3	80	160																
6	0424	CL FNC 6'	0	0	0	0	780.00	LF	20.00	20.00	100	1998	1998	3	42	6,552																
7	0425	CL FNC 8'	0	0	0	0	54.00	LF	10.65	10.65	100	1998	1998	3	42	242																
8	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	1998	1998	3	42	504																
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1998	1998	3	42	252																
10	0803	ASPHALT C	0	0	0	0	36,630.00	SF	2.00	2.00	100	1998	1998	3	50	36,630																
LAND DESCRIPTION										TOTAL OB/XF 71,728																						
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	001100	C	STORE 1FLR	0	0003	C-2	258.00	290.00	74,820.00	SF		1.00	1.00	1.05	17.50	18.38	1,374,818															
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