

LOTS 18,19,20 & PT OF LOTS 16,
17,21,22 & PT OF GOVT LOT 4
OF SEC 29-3N-28E IN

ISLAND WALK STATION LLC/
C/O PHILLIPS EDISON & CO, 11501 NORTHLAKE DR
CINCINNATI, OH 45249

2025

00-00-30-036A-0017-0020

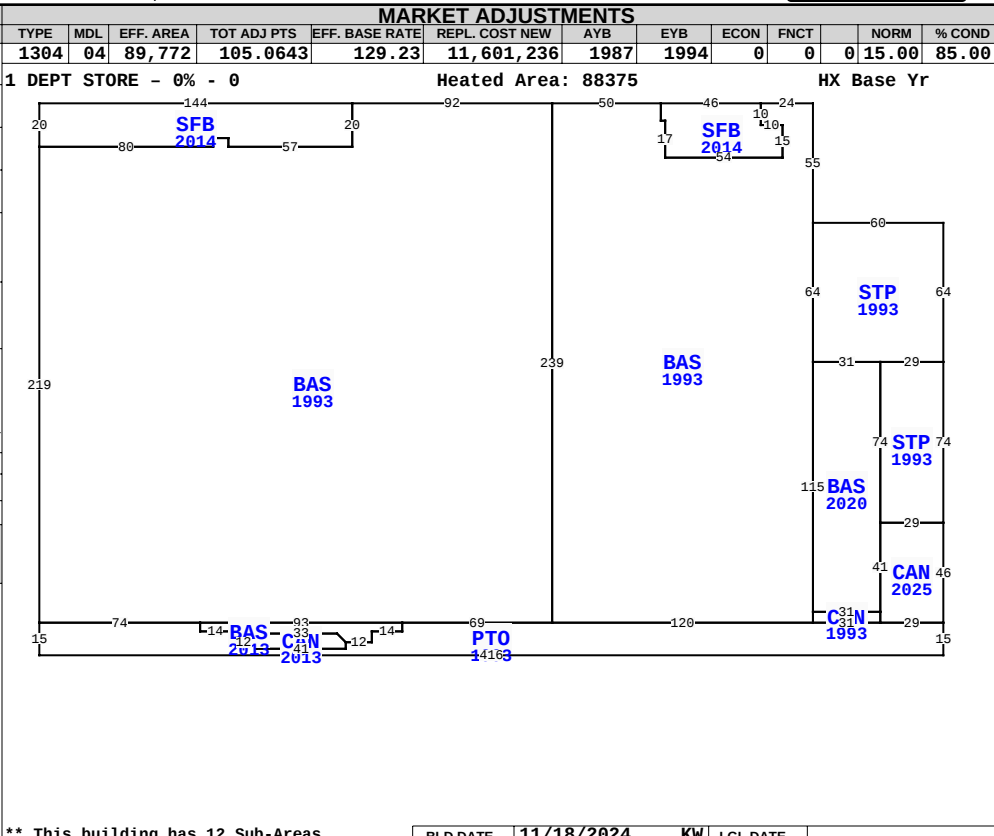


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	17	CB STUCCO 40
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 90
Interior Wall	01	MINIMUM 10
Interior Floor	14	CARPET 60
Interior Floor	07	CORK/VTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		36 100
Frame	03	MASONRY 100
Story Height		21 100
RMS		18 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	COMMERCIAL 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	27,414	100	1993	27,414	8,011,304
BAS	53,552	100	1993	53,552	8,882,446
BAS	549	100	2013	549	60,305
BAS	3,565	100	2020	3,565	391,599
CAN	155	30	1993	46	5,053
CAN	271	30	2013	81	8,898
CAN	1,334	30	2025	400	43,938
PTO	5,420	5	1993	271	29,768
SFB	1,266	80	2014	1,013	111,274
SFB	2,852	80	2014	2,282	250,668
TOTALS	102,364			89,772	8,610,051

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0966	FIRE SPRNK	0	0	0	0	56,404.00	SF	3.00
2	0424	CL FNC 6'	0	0	0	0	274.00	LF	20.00
3	0462	ST/AL FNC	0	0	152	0	1,216.00	SF	10.00
4	1076	TRELLIS A	0	0	74	29	2,146.00	SF	7.50
5	0810	CONCRETE A	0	0	18	6	108.00	SF	6.50
6	0803	ASPHALT C	0	0	0	0	47,787.00	SF	2.00
7	0803	ASPHALT C	0	0	0	0	101,147.00	SF	2.00
8	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00
9	1122	CB 6"	0	0	58	8	252.00	SF	5.85
10	0966	FIRE SPRNK	0	0	0	0	3,565.00	SF	3.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001600	C	SH CTR COM	0	0003	C-2	557.00	540.00	300,128.00
2	009602	C	RETENTION PO	0		C-2	0.00	0.00	0.41



** This building has 12 Sub-Areas

1525 SADLER RD, FERNANDINA BEACH

BLD DATE	11/18/2024	KW	LGL DATE	
XF DATE	11/18/2024	KW	LAND DATE	
INC DATE			AG DATE	

04/21/2025 DC

NASSAU COUNTY PROPERTY		PAGE 1 of 3	2
VALUATION SUMMARY			
VALUATION BY	DIRECT_CAP		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	3,514,207		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	0		
TOTAL MARKET VALUE	4,086,287		
SOH/AGL Deduction	0		
ASSESSED VALUE	4,086,287		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	4,086,287		
TOTAL JUST VALUE	4,086,287		
NCON VALUE	69,532		
INCOME VALUE	4,086,287		
PREVIOUS YEAR MKT VALUE	4,086,287		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0052	ADDRESS 1451 HALL		10/28/2024
2024-0053	ALUMN PATIO W/ FI	33,065	07/31/2024
BLDC-2024-0	INTERIOR TENANT B	218,000	04/22/2024
BLDC-2024-0	CONVERT EXISTING	350,000	04/11/2024
	BEALLS - INSTALL		11/08/2023
20220090	ROOF	0	03/16/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2006/1243	9/30/2015	SW	Q	I	05
GRANTOR: ISLAND WALK ASSOCIATE		GRANTEE: ISLAND WALK STATION			
1243/0174	7/06/2004	WD	U	I	19
GRANTOR: ISLAND WALK SHOPPING		GRANTEE: ISLAND WALK ASSOCIA			

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993;LABEL=unit:1525;ORIG=-180,-55] W92 S20 W57 N4 W7 S4 W80 S219 E74 E93 E69 N239 \$									
BAS=[YR=1993;LABEL=unit:1529;ORIG=-60,0] N55 W24 S10 E10 S15 W54 N17 W2 N8 W50 S239 E120 N5 N115 N64 \$									
PTO=[YR=1993;ORIG=-29,184] W31 W120 W69 S4 W14 S5 W12 S3 W41 N3 W12 N5 W14 N4 W74 S15 E416 N15 W29 \$									
STP=[YR=1993;ORIG=-60,0] E60 S64 W29 W31 N64 \$									
BAS=[YR=2020;LABEL=unit:1531;ORIG=-60,179] E31 N41 N74 W31 S115 \$									
SFB=[YR=2014;ORIG=-272,-55] W144 S20 E80 N4 E7 S4 E57 N20 \$									
STP=[YR=1993;ORIG=-29,64] E29 S74 W29 N74 \$									
CAN=[YR=2025;ORIG=-29,138] E29 S46 W29 N5 N41 \$									

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