BLK 1 LOT 8 S 200FT OF E 65FT
IN OR 2779/1820
ESMT IN OR 835/901

STARLINE REI LLC
1731 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0600-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	13	LVT/LAMNT 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	06	Quality Level 06

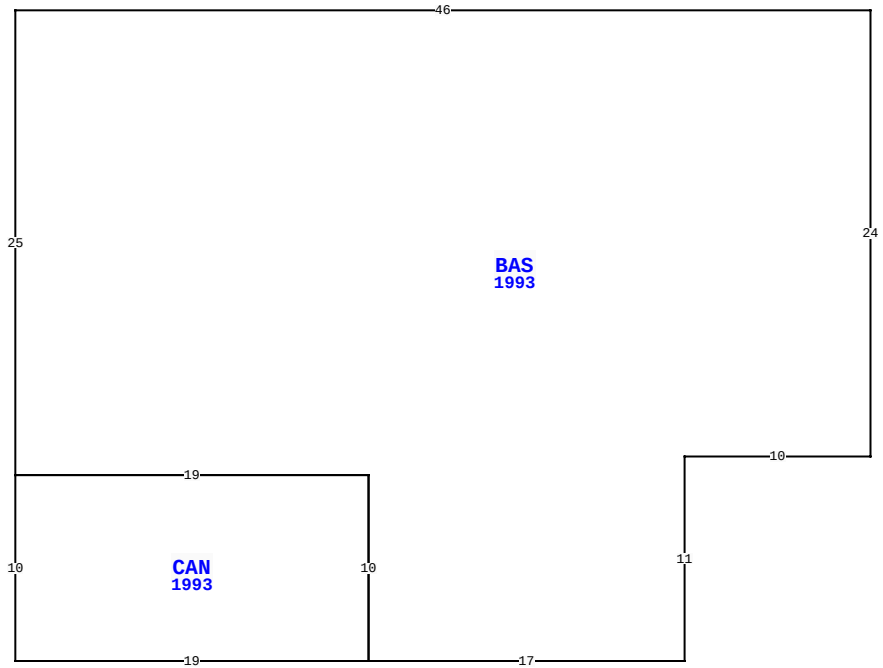
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,310	100	1993	1,310	210,393
CAN	190	30	1993	57	9,155
TOTALS	1,500			1,367	219,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,367	127.0080	178.45	243,941	1947	2010	0	0	0	10.00	90.00

1 OFFICE – 0% - 2023 Heated Area: 1310 HX Base Yr



2477 SADLER RD, FERNANDINA BEACH

BLD DATE	01/20/2022	KK	LGL DATE	
XF DATE	01/20/2022	KK	LAND DATE	01/20/2022 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	219,547
TOTAL MARKET OB/XF VALUE	29,160
TOTAL LAND VALUE - MARKET	276,250
TOTAL MARKET VALUE	524,957
SOH/AGL Deduction	0
ASSESSED VALUE	524,957
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	524,957
TOTAL JUST VALUE	524,957
NCON VALUE	0
INCOME VALUE	149,533
PREVIOUS YEAR MKT VALUE	529,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151644	SIGN	970	07/15/2015
20101158	H/AC	2,500	07/16/2010
20040627	SIGNS	1,350	03/31/2004
B983242	REMODEL	40,000	02/24/1998
7658	REPAIR/RRF	2,500	04/22/1993
7637	REPAIR/RRF	400	04/12/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2779/1820	4/09/2025	QC	U	I	11	557,200
GRANTOR: STAY BETTER VACATIONS						
GRANTEE: STARLINE REI LLC						
2546/1098	3/11/2022	WD	Q	I	02	725,000
GRANTOR: BENNETT JULIA REV TRU						
GRANTEE: STAY BETTER VACATIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 S25 CAN=[YR=1993] S10 E19 N10 W19 $ E19 S10 E17 N11 E10N24 $.

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	1242	WD DECK A	0	0	20	4	80.00	SF	10.00	10.00	100	1998	1998	3	20	160	
2	0446	BOX FNC 6'	0	0	0	0	208.00	LF	20.00	20.00	100	1998	1998	3	20	832	
3	0450	PREFAB FNC	0	0	0	0	9.00	LF	8.00	8.00	100	1998	1998	3	20	14	
4	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	20	700	
5	0812	CONCRETE C	0	0	0	0	1,487.00	SF	4.00	4.00	100	1998	1998	3	73	4,342	
6	0097	AWNING CN	0	0	0	0	9.00	SF	65.00	65.00	100	2000	2000	3	40	234	
7	0097	AWNING CN	0	0	0	0	8.00	SF	65.00	65.00	100	2000	2000	3	40	208	
8	0097	AWNING CN	0	0	0	0	17.00	SF	65.00	65.00	100	2017	2017	3	81	895	
9	0855	CONC PAVER	0	0	0	0	1,934.00	SF	10.00	10.00	100	2020	2020	3	98	18,953	
10	0855	CONC PAVER	0	0	18	16	288.00	SF	10.00	10.00	100	2020	2020	3	98	2,822	

TOTAL OB/XF 29,160

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	001700	C	1STORY OFF	0		C-1	65.00	200.00	13,000.00	SF		1.00	1.00	1.25	17.00	21.25	276,250							

REVIEW DATE 01/20/2022 BY KK Total Acres: 0.00 Total Land Value: 276,250 Market: 0 Agricultural: 0 Common: 276,250 PRINTED 07/30/2025 BY SYS