

BLOCK 1 LOTS 9 & W35 FT OF 8
IN OR 2634/1391
EX 0001-0091

WEISS LANDHOLDINGS LLC
2425 SADLER RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0600-0001-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	23	REINF CONC 40
Roof Structure	04	WOOD TRUSS 100
Roof Cover	11	SLATE 70
Roof Cover	04	BUILT-UP 30
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	18	SLATE 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	18	100
Frame	04	REIN CONC 100
Story Height	15	100
RMS	15	100
Stories	3.	3. 100
Units	0	100
Occupancy	00	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1800	MULTI STORY OFFICE

MAP NUM	1800	MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,975	100	2004	1,975	220,182
CAN	125	30	2004	38	4,236
CAN	144	30	2004	43	4,794
CAN	100	30	2005	30	3,345
CAN	125	30	2005	38	4,236
FUS	676	100	2004	676	75,364
FUS	2,070	100	2004	2,070	230,773
FUS	2,737	100	2004	2,737	305,134
PTO	54	5	2005	3	335
SFB	140	80	2004	112	12,487
TOTALS	8,858			8,292	924,432

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0819	CONC 12"	0	0	24	5	120.00	SF	9.50
5	1131	REINFR 8	0	0	0	0	600.00	SF	9.45
6	0462	ST/AL FNC	0	0	0	0	528.00	SF	10.00
9	0803	ASPHALT C	0	0	0	0	9,735.00	SF	2.00
10	0812	CONCRETE C	0	0	0	0	1,380.00	SF	4.00
11	0810	CONCRETE A	0	0	0	0	380.00	SF	6.50
12	0855	CONC PAVER	0	0	25	5	125.00	SF	10.00
13	0920	CWALL-WD/M	0	0	0	0	155.00	LF	448.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001700	C	1STORY OFF	0	0003	C-1	196.00	135.00	27,030.87

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1701	04	8,292	125.9508	176.96	1,467,352	2004	2004	0	0	20	17.00	63.00	
2 OFFICE - 0% - 2024													
Heated Area: 8140													
HX Base Yr													

** This building has 12 Sub-Areas

2425 SADLER RD, FERNANDINA BEACH

BLD DATE	12/09/2024	KW	LGL DATE	
XF DATE	12/09/2024	KW	LAND DATE	04/21/2025
INC DATE			AG DATE	DC

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					924,432				
TOTAL MARKET OB/XF VALUE					61,164				
TOTAL LAND VALUE - MARKET					506,829				
TOTAL MARKET VALUE					1,492,425				
SOH/AGL Deduction					0				
ASSESSED VALUE					1,492,425				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					1,492,425				
TOTAL JUST VALUE					1,492,425				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,398,963				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDC-2023-0	WE PROPOSE TO ADD	60,000	04/16/2024
20130141	GAS	200	01/18/2013
20061325	DEMOLITION	0	06/12/2006
20042328	SIGNS	1,000	12/13/2004
B0040460	NEW CONSTR	520,000	03/10/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2634/1391	4/28/2023	WD	Q	I	01	1,725,000	
GRANTOR: PLANTATION DEVELOPMEN							
GRANTEE: WEISS LANDHOLDINGS							
2634/1387	4/28/2023	WD	U	I	11	100	
GRANTOR: PLANTATION HOUDING CO							
GRANTEE: PLANTATION DEVELOPM							

BUILDING NOTES									
FUS=[YR=2004;LABEL=3rd FLR- offices;ORIG=61,0] E29 S25 E5 S20 W5 S20 E2 S20 W9 S6 W22 N6 N85 \$									
FUS=[YR=2004;LABEL=Rear 2nd FLR- cofernce/ offices;ORIG=40,0] W26 S85 E19 N20 E7 N65 \$									
BAS=[YR=2004;LABEL=1st floor- lobby/kta;ORIG=-5,0] W29 S65 E22 S10 E9 N10 W2 N20 N45 \$									
FUS=[YR=2004;LABEL=Mezzanine office;ORIG=110,0] E26 S26 W26 N26 \$									
SFB=[YR=2004;ORIG=-34,85] S6 E22 N26 W22 S20 \$									
CAN=[YR=2004;ORIG=-12,91] E9 N16 W9 S16 \$									
SFB=[YR=2004;ORIG=33,85] E7 N20 W7 S20 \$									
SFB=[YR=2004;ORIG=99,85] W7 N20 E7 S20 \$									

TOTAL OB/XF									
54,849									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
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