BLOCK 1 LOT 17
SADLER ESTATES PB 2/68

RAWSON BRIAN & ELIZABETH/RAWLS ROBIN & SAMUEL
2245 SADLER ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0600-0001-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

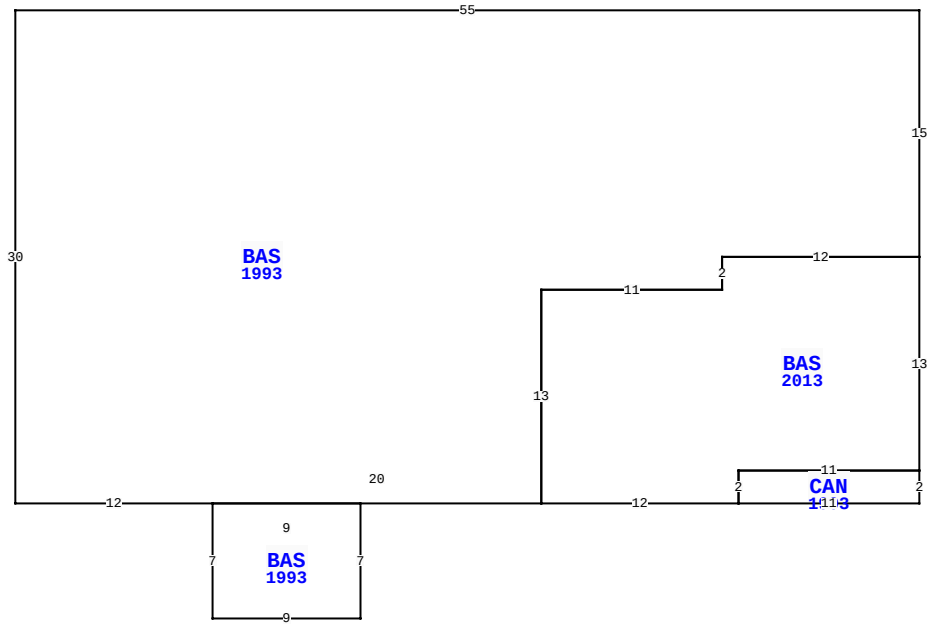
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	02	SHED 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	63	100	1993	63	4,927
BAS	1,327	100	1993	1,327	103,776
BAS	301	100	2013	301	23,539
CAN	22	30	1993	7	547
TOTALS	1,713			1,698	132,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,698	97.6500	137.20	232,966	1945	1990	0	0	0	43.00	57.00

1 OFFICE – 0% - 0 Heated Area: 1691 HX Base Yr



2245 SADLER RD, FERNANDINA BEACH

BLD DATE	03/03/2025 KW	LGL DATE	
XF DATE	03/03/2025 KW	LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	132,791
TOTAL MARKET OB/XF VALUE	26,632
TOTAL LAND VALUE - MARKET	550,374
TOTAL MARKET VALUE	709,797
SOH/AGL Deduction	383,328
ASSESSED VALUE	326,469
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	326,469
TOTAL JUST VALUE	709,797
NCON VALUE	22,666
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	662,004

EST AYBS OF STRG SHEDS IN REAR (VIA AERIALS) : KW
DESTINATION AMELIA & ATLANTIC PROPERTIES INTERNATI

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000291	REPAIR/RRF	9,355	01/10/2018
B25586	ADDITION	4,854	01/01/2012
B9401204	XFOB	3,328	07/01/1994
4487	H/AC	3,300	01/28/1993
8386	REPAIR/RRF	2,400	09/17/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2571/0586	6/08/2022	WD	U	I	11	100
GRANTOR: RAWLS ROBIN						
GRANTEE: RAWLS ROBIN & SAMUE						
1763/0389	10/17/2011	WD	U	I	11	150,000
GRANTOR: GOLBAN COSTICA & GEOR						
GRANTEE: RAWSON BRIAN & ELIZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S30 E12 BAS=[YR=1993] S7 E9 N7 W9$
E20BAS=[YR=2013] E12 CAN=[YR=1993] E11N2W11S2$N2E11N13W12
S2W11S13$N13E11N2E12N15$.

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	0801	ASPHALT A	0	0	37	3	148.00	SF	3.00	3.00	100	1993	1993	3	50	222	
2	0803	ASPHALT C	0	0	0	0	3,411.00	SF	2.00	2.00	100	1993	1993	3	50	3,411	
4	0097	AWNING CN	0	0	8	0	8.00	SF	65.00	65.00	100	2012	2012	3	64	333	
6	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	2025	2022		93	8,035	
8	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	2025	2016		70	6,048	
9	0680	POLE SHED	0	0	24	8	192.00	SF	10.00	10.00	100	2025	2016		78	1,498	
10	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	2025	2019		82	7,085	

LAND DESCRIPTION

TOTAL OB/XF 26,632

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	001200	C	STORE COMB	0		CG	100.00	400.00	39,290.00	SF		1.00	1.00	0.82	17.00	14.01	550,374							

REVIEW DATE 03/03/2025 BY KW Total Acres: 0.00 Total Land Value: 550,374 Market: 0 Agricultural: 0 Common: 550,374 PRINTED 07/30/2025 BY SYS