BLOCK 1 E1/2 OF LOT 18
IN OR 2498/914
SADLER ESTATES PB 2/68

KING HARRY L III & CONSTANCE
2233 SADLER RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0600-0001-0180

BUILDING CHARACTERISTICS

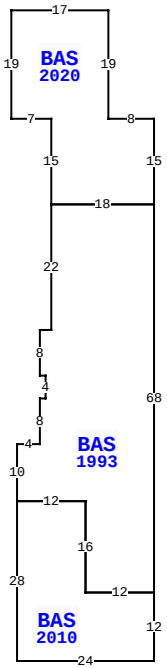
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100	1993	1,224	127,581
BAS	480	100	2010	480	50,032
BAS	593	100	2020	593	61,811
TOTALS	2,297			2,297	239,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,297	121.9120	121.91	280,027	1987	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 100% - 2010 Heated Area: 2297 HX Base Yr



2233 SADLER RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		239,423
TOTAL MARKET OB/XF VALUE		36,463
TOTAL LAND VALUE - MARKET		352,602
TOTAL MARKET VALUE		628,488
SOH/AGL Deduction		0
ASSESSED VALUE		628,488
TOTAL EXEMPTION VALUE	13	628,488
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		628,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		619,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001385	ADDITION	65,424	02/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2498/0914	9/21/2021	QC	U	I	11	100
GRANTOR: KING HARRY L III & CO						
GRANTEE: KING HARRY L III &						
2474/0345	6/25/2021	QC	U	I	11	45,000
GRANTOR: KING HARRY L III & CO						
GRANTEE: SWINDAL JESSICA E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] N15 W8 N19 W17 S19 E7 S15 E18 $ BAS=[YR=1993] W18 S22 W2 S8 E1 S4 W1 S8 W4 S10 BAS=[YR=2010] S28 E24 N12 W12 N16 W12 $ E12 S16 E12 N68 $.

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	0810	CONCRETE A	0	100	0	0	1,975.00	SF	6.50	6.50	100	1987	1987	3	49.5	6,355	
2	0855	CONC PAVER	0	100	0	0	546.00	SF	10.00	10.00	100	2010	2010	3	90	4,914	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
4	1242	WD DECK A	0	100	24	11	264.00	SF	10.00	10.00	100	1999	1999	3	20	528	
5	1076	TRELLIS A	0	100	16	11	176.00	SF	7.50	7.50	100	2010	2010	3	56	739	
6	0855	CONC PAVER	0	100	0	0	353.00	SF	10.00	10.00	100	2010	2010	3	90	3,177	
7	0855	CONC PAVER	0	100	0	0	1,503.00	SF	7.00	7.00	100	2010	2010	3	90	9,469	
8	0350	CARPORT WD	0	100	19	17	323.00	SF	9.88	9.88	100	2010	2010	3	40	1,276	
9	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	93	1,860	
10	0100	BAR-B-Q	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2010	2010	3	40	400	

TOTAL OB/XF 30,818

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	000100	C	RES	100	0003	MU-1	50.00	400.00	19,589.00	SF		1.00	1.00	1.00	18.00	18.00	352,602							

REVIEW DATE 04/20/2021 BY RK Total Acres: 0.00 Total Land Value: 352,602 Market: 0 Agricultural: 0 Common: 352,602 PRINTED 07/30/2025 BY SYS

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IN OR 2498/914
SADLER ESTATES PB 2/68

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2025

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NASSAU COUNTY PROPERTY

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TOTALS					

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0510	GARAGE WD-	0	100	24	12	288.00	SF	35.00	35.00	100	2010	2010	3	56	5,645	

LAND DESCRIPTION

TOTAL OB/XF 5,645

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

REVIEW DATE 04/20/2021 BY RK Total Acres: 0.00 Total Land Value: 352,602 Market: 0 Agricultural: 0 Common: 352,602 PRINTED 07/30/2025 BY SYS