BLOCK 1 W75 FT OF LOT 19
SADLER ESTATES PB 2/68

GRECU DANIEL OLIMPIU/UDREA CRISTINA
18 SHOULDICE COURT
TORONTO, ON M2L-254

2025

00-00-30-0600-0001-0192

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2221 SADLER RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	497,012
TOTAL MARKET VALUE	497,012
SOH/AGL Deduction	0
ASSESSED VALUE	497,012
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	497,012
TOTAL JUST VALUE	497,012
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	497,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013296	DEMOLITION	8,450	08/30/2022
3383	NEW CONSTR	19,000	05/21/1986
3437	NEW CONSTR	1,250	05/21/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/1345	6/21/2022	PR	Q	I	01	750,000
GRANTOR: FULFORD PHILLIP E PR						
GRANTEE: GRECU DANIEL OLIMPI						
0577/0206	8/16/1989	QC	Q	I	01	100
GRANTOR: FULFORD LAVERNE						
GRANTEE: FULFORD PHILLIP E						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	0	0003	CG	75.00	400.00	29,236.00	SF		1.00	1.00	1.00	17.00	17.00	497,012							

REVIEW DATE 11/30/2022 BY DJ Total Acres: 0.00 Total Land Value: 497,012 Market: 0 Agricultural: 0 Common: 497,012 PRINTED 07/30/2025 BY SYS