BLOCK 1 LOT 20
IN OR 1709/1224
SADLER ESTATES PB 2/68

WHITAKER MELBA P LVG TRUST/WHITAKER MELBA P TRUSTE
222 LIGHTHOUSE CIR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0600-0001-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

2209 SADLER RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	149,934
TOTAL MARKET VALUE	149,934
SOH/AGL Deduction	0
ASSESSED VALUE	149,934
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,934
TOTAL JUST VALUE	149,934
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1024112	DEMOLITION	2,885	11/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1709/1224	11/11/2010	WD	U	I	30	100
GRANTOR: WHITAKER MELBA P						
GRANTEE: WHITAKER MELBA P &						
0844/0356	8/07/1998	WD	U	I		125,000
GRANTOR: KING ANNIE L ET AL						
GRANTEE: WHITAKER MELBA P						

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	000100	C	RES	0	0003	RSF-	2100.00	400.00	38,944.00	SF		1.00	1.00	0.70	5.50	3.85	149,934							

REVIEW DATE 01/17/2024 BY KBA Total Acres: 0.00 Total Land Value: 149,934 Market: 0 Agricultural: 0 Common: 149,934 PRINTED 07/30/2025 BY SYS