BLOCK 1 W1/2 LOT 23, LOT 24
(EX IN OR 1295/1160)
ESMT IN OR 1557/1768

BENNETT H CRAIG
2189 SADLER RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0600-0001-0232

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

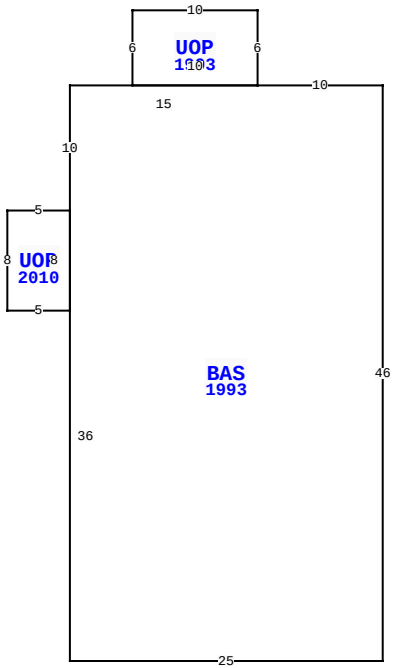
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,150	100	1993	1,150	119,072
UOP	60	20	1993	12	1,243
UOP	40	20	2010	8	828
TOTALS	1,250			1,170	121,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,170	117.6600	117.66	137,662	1945	2000	0	0	0	12.00	88.00

1 SINGLE FAM – 100% - 2012 Heated Area: 1150 HX Base Yr 2012



2189 SADLER RD, FERNANDINA BEACH

BLD DATE	03/31/2015 KK	LGL DATE	
XF DATE		LAND DATE	04/21/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		121,143
TOTAL MARKET OB/XF VALUE		1,374
TOTAL LAND VALUE - MARKET		769,167
TOTAL MARKET VALUE		891,684
SOH/AGL Deduction		409,168
ASSESSED VALUE		482,516
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		431,794
TOTAL JUST VALUE		891,684
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		869,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M15053	MECH OTHER	0	02/01/2010
B23008	REMODEL	20,000	11/01/2009
0058	REPAIR/RRF	1,900	06/01/1993
3708	N/A	175	09/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2589/1691	9/08/2022	QC	U	V	11	100
GRANTOR: BENNETT H CRAIG & MAR						
GRANTEE: BENNETT H CRAIG						
1074/1202	8/13/2002	WD	Q	I		235,000
GRANTOR: BOUNDS MARY C & BETTY						
GRANTEE: BENNETT H CRAIG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 UOP=[YR=1993] N6 W10 S6 E10 $ W15 S10
UOP=[YR=2010] W5 S8 E5 N8$ S36 E25 N46$.

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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1985	1985	3	20	864	
2	0855	CONC PAVER	0	100	6	5	30.00	SF	10.00	10.00	100	2010	2010	3	90	270	
3	1242	WD DECK A	0	100	10	6	60.00	SF	10.00	10.00	100	2010	2010	3	40	240	

LAND DESCRIPTION

TOTAL OB/XF 1,374

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	CG	0.00	0.00	33,254.00	SF		1.00	1.00	1.00	17.50	17.50	581,945							
2	000100	C	RES	100	0003	CG	0.00	0.00	26,746.00	SF		1.00	1.00	1.00	7.00	7.00	187,222							

REVIEW DATE 05/22/2020 BY DJA Total Acres: 0.76 Total Land Value: 769,167 Market: 0 Agricultural: 0 Common: 769,167 PRINTED 07/30/2025 BY SYS