BLOCK 2 LOT 6
IN OR 2707/233
SADLER ESTATES PB 2/68

THE SEA COTTAGES OF FERNANDINA INC
463508 SR 200
YULEE, FL 32097

2025

00-00-30-0600-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

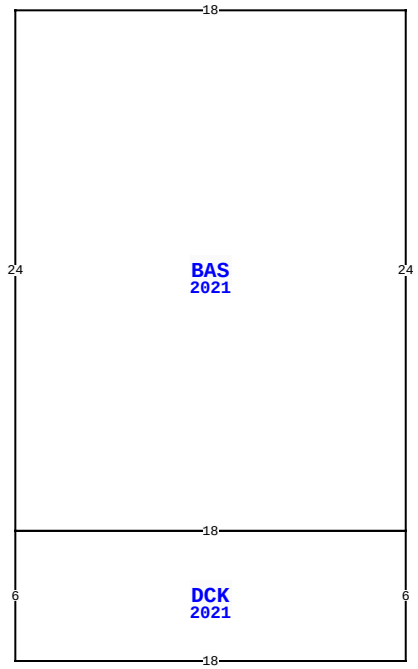
DOR CODE	3900	HOTELS AND MOTELS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1060.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100	2021	432	64,023
DCK	108	10	2021	11	1,631
TOTALS	540			443	65,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3904	04	443	102.5325	149.70	66,317	2021	2021	0	0	0	1.00	99.00

3 LMTD HOTEL – 0% - 2025 Heated Area: 432 HX Base Yr



2528 SADLER RD, FERNANDINA BEACH

BLD DATE	03/21/2022	KK	LGL DATE		
XF DATE	03/21/2022	KK	LAND DATE	04/21/2025	DC
INC DATE	04/29/2025	REA	AG DATE		

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,510,391
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,510,391
SOH/AGL Deduction	0
ASSESSED VALUE	2,510,391
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,510,391
TOTAL JUST VALUE	2,510,391
NCON VALUE	0
INCOME VALUE	2,510,391
PREVIOUS YEAR MKT VALUE	2,386,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190057	NEW CSTR-SEA COTT	1,213,956	09/25/2019
20190080	NEW CONSTR-BLDG 1	0	09/23/2019
20190081	NEW CONSTR-BLDGS	0	09/23/2019
20190082	NEW CONSTR-BLDG 4	0	09/23/2019
20190083	NEW CONSTR-BLDGS	0	09/23/2019
20190084	NEW CONSTR-BLDGS	0	09/23/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/233	4/19/2024	WD	Q	I	01	3,200,000
GRANTOR: SEA COTTAGES OF AMELI						
GRANTEE: THE SEA COTTAGES OF						
2112/0657	4/06/2017	WD	U	I	30	150,000
GRANTOR: NELLA & ROMIE COLLECT						
GRANTEE: SEA COTTAGES OF AME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 S24 DCK=[YR=2021] S6 E18 N6 W18$ E18 N24$.

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	0811	CONCRETE B	0	0	0	0	870.00	SF	5.20	5.20	100	2021	2021	3	99	4,479	
2	0648	LIGHTS-AV	0	0	0	0	2.00	UT	140.00	140.00	100	2021	2021	3	90	252	
3	0400	CONC CURB	0	0	0	0	425.00	LF	15.00	15.00	100	2021	2021	3	99	6,311	
4	0810	CONCRETE A	0	0	18	17	306.00	SF	6.50	6.50	100	2021	2021	3	99	1,969	
5	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2021	2021	3	99	25	
6	0972	ST LGHT UN	0	0	0	0	2.00	UT	1,265.00	1,265.00	100	2021	2021	3	96	2,429	
7	1242	WD DECK A	0	0	0	0	2,083.00	SF	10.00	10.00	100	2021	2021	3	90	18,747	
8	0825	BRICK	0	0	0	0	323.00	SF	12.50	12.50	100	2021	2021	3	100	4,038	
9	0810	CONCRETE A	0	0	10	5	50.00	SF	6.50	6.50	100	2021	2021	3	99	322	
10	1242	WD DECK A	0	0	16	7	112.00	SF	10.00	10.00	100	2021	2021	3	90	1,008	

TOTAL OB/XF 39,580

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	003900	C	MOTEL	0		C-1	100.00	400.00	38,842.00	SF		1.00	1.00	1.00	30.00	30.00	1,165,260							

REVIEW DATE 07/15/2022 BY DC Total Acres: 0.89 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

BLOCK 2 LOT 6
IN OR 2707/233
SADLER ESTATES PB 2/68

THE SEA COTTAGES OF FERNANDINA INC
463508 SR 200
YULEE, FL 32097

2025

00-00-30-0600-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

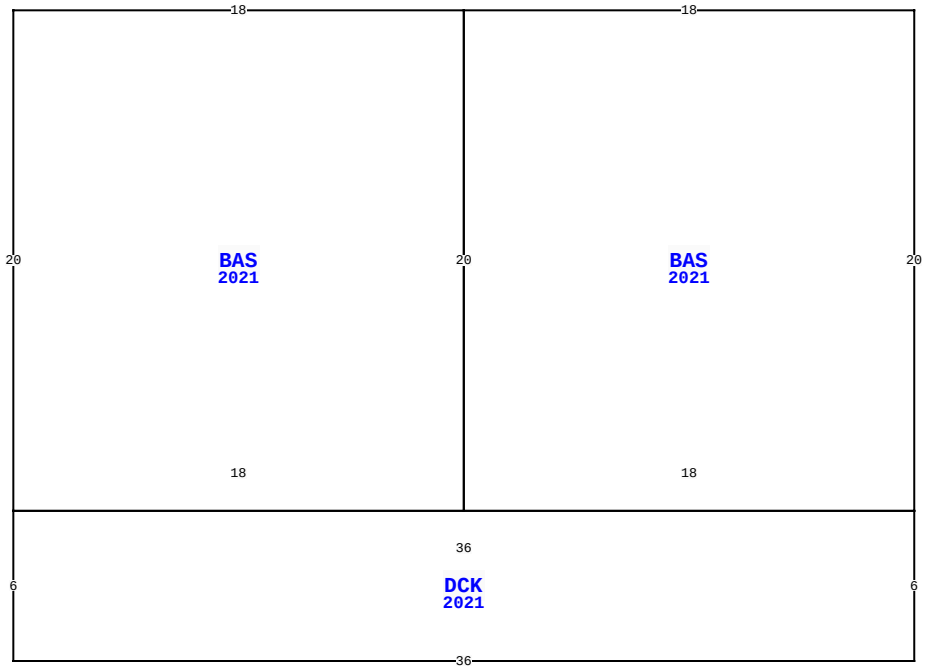
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	3900	HOTELS AND MOTELS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1060.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	2021	360	55,894
BAS	360	100	2021	360	55,894
DCK	216	10	2021	22	3,416
TOTALS	936			742	115,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3904	04	742	107.4150	156.83	116,368	2021	2021	0	0	0	1.00	99.00

4 LMTD HOTEL – 0% - 2025 Heated Area: 720 HX Base Yr



2528 SADLER RD, FERNANDINA BEACH

BLD DATE	03/21/2022	KK	LGL DATE	
XF DATE	03/21/2022	KK	LAND DATE	04/21/2025 DC
INC DATE	04/29/2025	REA	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,510,391
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,510,391
SOH/AGL Deduction	0
ASSESSED VALUE	2,510,391
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,510,391
TOTAL JUST VALUE	2,510,391
NCON VALUE	0
INCOME VALUE	2,510,391
PREVIOUS YEAR MKT VALUE	2,386,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190086	NEW CONSTR-BLDG 9	0	09/23/2019
20190087	NEW CSTR-BLDGS 10	0	09/23/2019
20190088	NEW CSTR-BLDGS 12	0	09/23/2019
20190089	NEW CONSTR-BLDG 1	0	09/23/2019
20190090	NEW CSTR-BLDGS 15	0	09/23/2019
20190091	NEW CSTR-BLDGS 17	0	09/23/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/233	4/19/2024	WD	Q	I	01	3,200,000
GRANTOR: SEA COTTAGES OF AMELI						
GRANTEE: THE SEA COTTAGES OF						
2112/0657	4/06/2017	WD	U	I	30	150,000
GRANTOR: NELLA & ROMIE COLLECT						
GRANTEE: SEA COTTAGES OF AME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 BAS=[YR=2021] W18 S20 DCK=[YR=2021] S6 E36 N6 W36$ E18 N20$ S20 E18 N20$.

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	0966	FIRE SPRNK	0	0	0	0	7,920.00	SF	3.00	3.00	100	2021	2021	3	99	23,522	

LAND DESCRIPTION

TOTAL OB/XF 23,522

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 07/15/2022 BY DC Total Acres: 0.89 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

BLOCK 2 LOT 6
IN OR 2707/233
SADLER ESTATES PB 2/68

THE SEA COTTAGES OF FERNANDINA INC
463508 SR 200
YULEE, FL 32097

2025

00-00-30-0600-0002-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

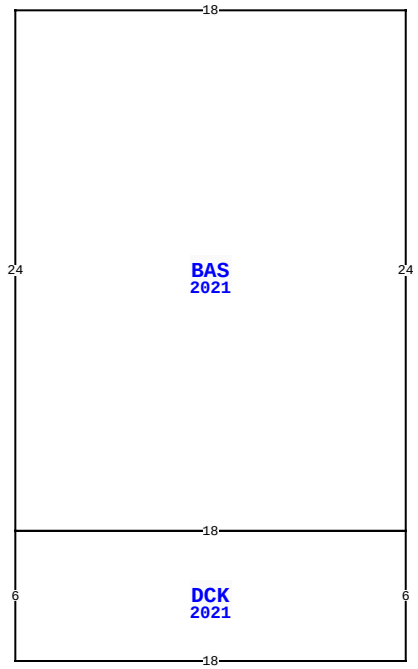
DOR CODE	3900	HOTELS AND MOTELS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1060.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100	2021	432	67,073
DCK	108	10	2021	11	1,708
TOTALS	540			443	68,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3904	04	443	107.4150	156.83	69,476	2021	2021	0	0	0	1.00	99.00

5 LMTD HOTEL – 0% - 2025 Heated Area: 432 HX Base Yr



BLD DATE	03/21/2022	KK	LGL DATE	
XF DATE	03/21/2022	KK	LAND DATE	04/21/2025 DC
INC DATE	04/29/2025	REA	AG DATE	

2528 SADLER RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,510,391
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,510,391
SOH/AGL Deduction	0
ASSESSED VALUE	2,510,391
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,510,391
TOTAL JUST VALUE	2,510,391
NCON VALUE	0
INCOME VALUE	2,510,391
PREVIOUS YEAR MKT VALUE	2,386,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190092	NEW CONSTR-BLDG 1	0	09/23/2019
20190093	NEW CSTR-LOBBY/LA	0	09/23/2019
20183604	FOUNDATION	40,000	10/19/2018
20182231	OTHER-SITE WORK	52,000	06/28/2018
20181885	DEMOLITION	5,000	06/01/2018
7490B	REPAIR/RRF	1,000	01/12/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/233	4/19/2024	WD	Q	I	01	3,200,000
GRANTOR: SEA COTTAGES OF AMELI						
GRANTEE: THE SEA COTTAGES OF						
2112/0657	4/06/2017	WD	U	I	30	150,000
GRANTOR: NELLA & ROMIE COLLECT						
GRANTEE: SEA COTTAGES OF AME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 S24 DCK=[YR=2021] S6 E18 N6 W18$ E18 N24$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/15/2022 BY DC Total Acres: 0.89 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

BLOCK 2 LOT 6
IN OR 2707/233
SADLER ESTATES PB 2/68

THE SEA COTTAGES OF FERNANDINA INC
463508 SR 200
YULEE, FL 32097

2025

00-00-30-0600-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

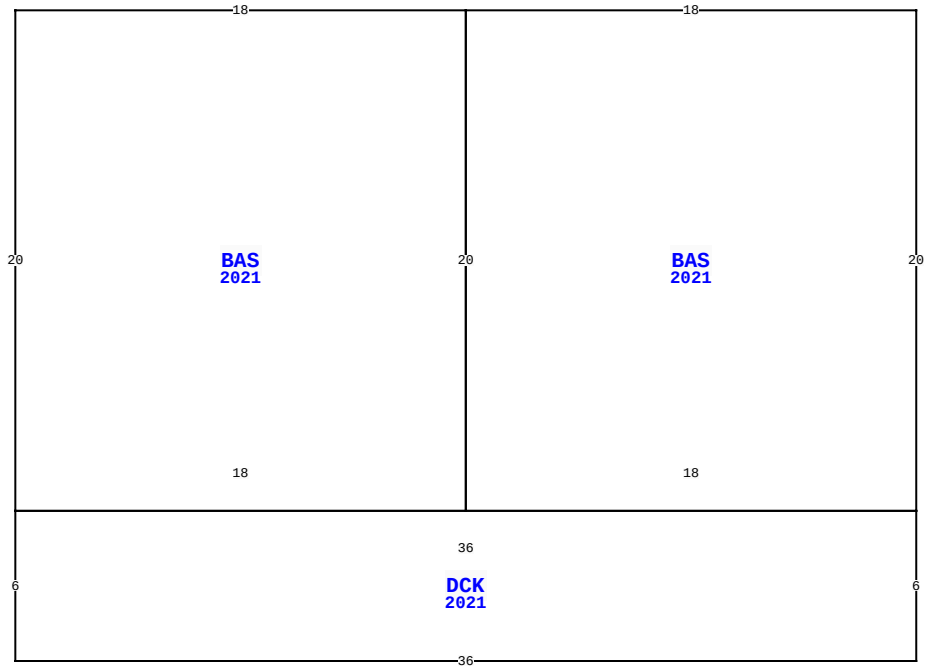
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	3900	HOTELS AND MOTELS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1060.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	2021	360	55,894
BAS	360	100	2021	360	55,894
DCK	216	10	2021	22	3,416
TOTALS	936			742	115,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3904	04	742	107.4150	156.83	116,368	2021	2021	0	0	0	1.00	99.00

6 LMTD HOTEL – 0% - 2025 Heated Area: 720 HX Base Yr



BLD DATE	03/21/2022	KK	LGL DATE
XF DATE	03/21/2022	KK	LAND DATE 04/21/2025 DC
INC DATE	04/29/2025	REA	AG DATE

2528 SADLER RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,510,391
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,510,391
SOH/AGL Deduction	0
ASSESSED VALUE	2,510,391
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,510,391
TOTAL JUST VALUE	2,510,391
NCON VALUE	0
INCOME VALUE	2,510,391
PREVIOUS YEAR MKT VALUE	2,386,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7431	REPAIR/RRF	600	11/19/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/233	4/19/2024	WD	Q	I	01	3,200,000
GRANTOR: SEA COTTAGES OF AMELI						
GRANTEE: THE SEA COTTAGES OF						
2112/0657	4/06/2017	WD	U	I	30	150,000
GRANTOR: NELLA & ROMIE COLLECT						
GRANTEE: SEA COTTAGES OF AME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 BAS=[YR=2021] W18 S20 DCK=[YR=2021] S6 E36 N6 W36$ E18 N20$ S20 E18 N20$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/15/2022 BY DC Total Acres: 0.89 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

BLOCK 2 LOT 6
IN OR 2707/233
SADLER ESTATES PB 2/68

THE SEA COTTAGES OF FERNANDINA INC
463508 SR 200
YULEE, FL 32097

2025

00-00-30-0600-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
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Heating Type	03	FORCED AIR 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 3900 HOTELS AND MOTELS
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1060.00

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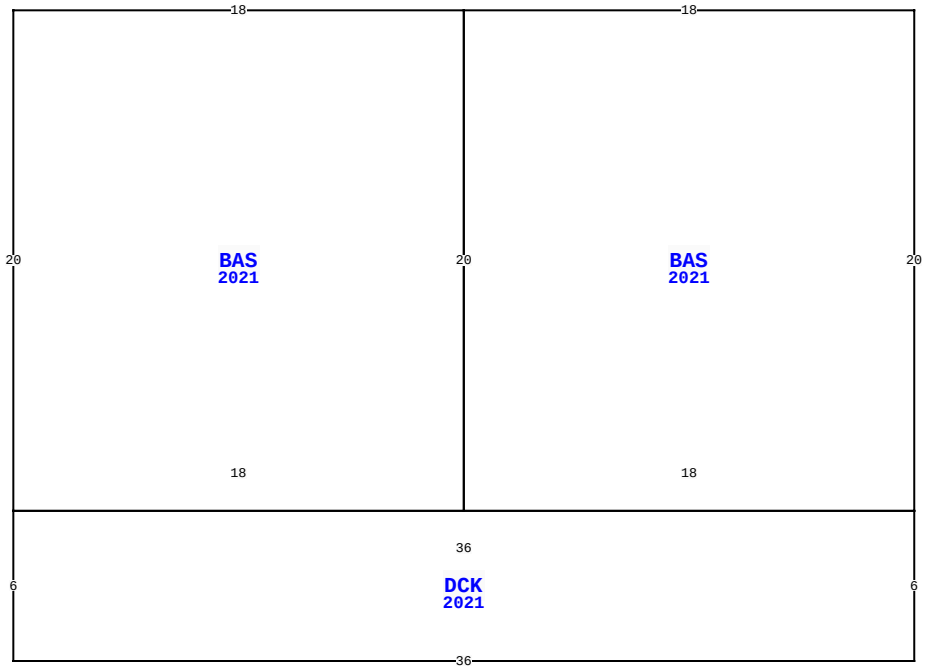
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3904	04	742	107.4150	156.83	116,368	2021	2021	0	0	0	1.00	99.00

7 LMTD HOTEL – 0% - 2025 Heated Area: 720 HX Base Yr



2528 SADLER RD, FERNANDINA BEACH

BLD DATE	03/21/2022	KK	LGL DATE	
XF DATE	03/21/2022	KK	LAND DATE	04/21/2025 DC
INC DATE	04/29/2025	REA	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,510,391
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,510,391
SOH/AGL Deduction	0
ASSESSED VALUE	2,510,391
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,510,391
TOTAL JUST VALUE	2,510,391
NCON VALUE	0
INCOME VALUE	2,510,391
PREVIOUS YEAR MKT VALUE	2,386,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: SEA COTTAGES OF AMELI						
GRANTEE: THE SEA COTTAGES OF						
2112/0657	4/06/2017	WD	U	I	30	150,000
GRANTOR: NELLA & ROMIE COLLECT						
GRANTEE: SEA COTTAGES OF AME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 BAS=[YR=2021] W18 S20 DCK=[YR=2021] S6 E36 N6 W36$ E18 N20$ S20 E18 N20$.

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

REVIEW DATE 07/15/2022 BY DC Total Acres: 0.89 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

BLOCK 2 LOT 6
IN OR 2707/233
SADLER ESTATES PB 2/68

THE SEA COTTAGES OF FERNANDINA INC
463508 SR 200
YULEE, FL 32097

2025

00-00-30-0600-0002-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

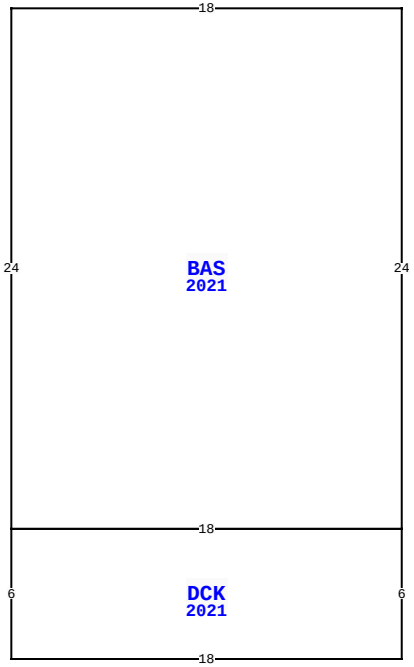
DOR CODE 3900 HOTELS AND MOTELS
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1060.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100	2021	432	67,073
DCK	108	10	2021	11	1,708
TOTALS	540			443	68,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3904	04	443	107.4150	156.83	69,476	2021	2021	0	0	0	1.00	99.00

8 LMTD HOTEL – 0% - 2025 Heated Area: 432 HX Base Yr



BLD DATE	03/21/2022	KK	LGL DATE	
XF DATE	03/21/2022	KK	LAND DATE	04/21/2025 DC
INC DATE	04/29/2025	REA	AG DATE	

2528 SADLER RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 6 of 13 2

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,510,391
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,510,391
SOH/AGL Deduction	0
ASSESSED VALUE	2,510,391
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,510,391
TOTAL JUST VALUE	2,510,391
NCON VALUE	0
INCOME VALUE	2,510,391
PREVIOUS YEAR MKT VALUE	2,386,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/233	4/19/2024	WD	Q	I	01	3,200,000
GRANTOR: SEA COTTAGES OF AMELI						
GRANTEE: THE SEA COTTAGES OF						
2112/0657	4/06/2017	WD	U	I	30	150,000
GRANTOR: NELLA & ROMIE COLLECT						
GRANTEE: SEA COTTAGES OF AME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 S24 DCK=[YR=2021] S6 E18 N6 W18$ E18 N24$.

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

REVIEW DATE 07/15/2022 BY DC Total Acres: 0.89 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

BLOCK 2 LOT 6
IN OR 2707/233
SADLER ESTATES PB 2/68

THE SEA COTTAGES OF FERNANDINA INC
463508 SR 200
YULEE, FL 32097

2025

00-00-30-0600-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

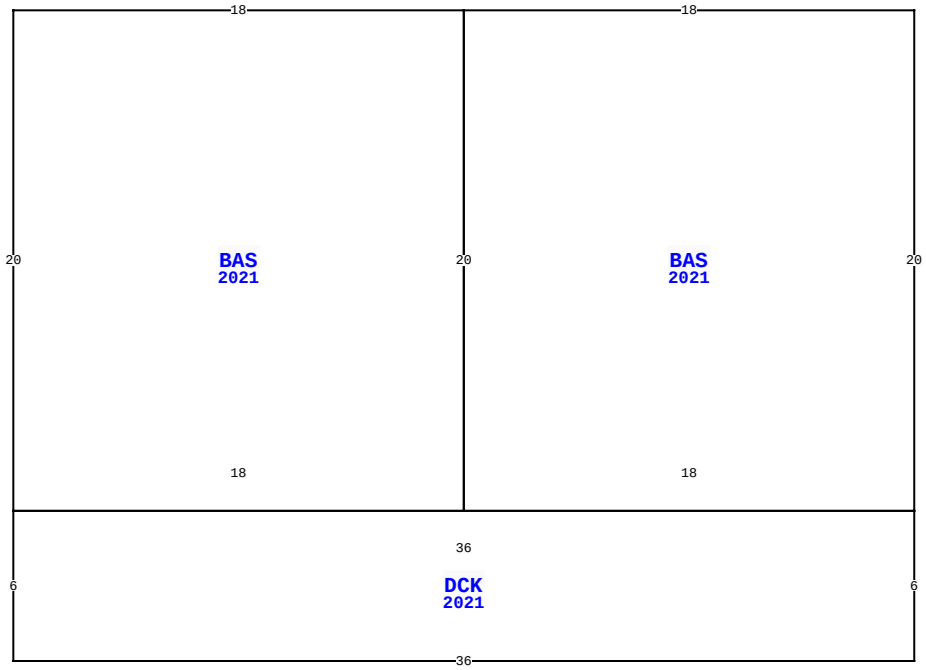
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	3900	HOTELS AND MOTELS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1060.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	2021	360	55,894
BAS	360	100	2021	360	55,894
DCK	216	10	2021	22	3,416
TOTALS	936			742	115,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3904	04	742	107.4150	156.83	116,368	2021	2021	0	0	0	1.00	99.00

9 LMTD HOTEL – 0% - 2025 Heated Area: 720 HX Base Yr



BLD DATE	03/21/2022	KK	LGL DATE
XF DATE	03/21/2022	KK	LAND DATE 04/21/2025 DC
INC DATE	04/29/2025	REA	AG DATE

2528 SADLER RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,510,391
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,510,391
SOH/AGL Deduction	0
ASSESSED VALUE	2,510,391
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,510,391
TOTAL JUST VALUE	2,510,391
NCON VALUE	0
INCOME VALUE	2,510,391
PREVIOUS YEAR MKT VALUE	2,386,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2707/233	4/19/2024	WD	Q	I	01	3,200,000
GRANTOR: SEA COTTAGES OF AMELI						
GRANTEE: THE SEA COTTAGES OF						
2112/0657	4/06/2017	WD	U	I	30	150,000
GRANTOR: NELLA & ROMIE COLLECT						
GRANTEE: SEA COTTAGES OF AME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 BAS=[YR=2021] W18 S20 DCK=[YR=2021] S6 E36 N6 W36$ E18 N20$ S20 E18 N20$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/15/2022 BY DC Total Acres: 0.89 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

BLOCK 2 LOT 6
IN OR 2707/233
SADLER ESTATES PB 2/68

THE SEA COTTAGES OF FERNANDINA INC
463508 SR 200
YULEE, FL 32097

2025

00-00-30-0600-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

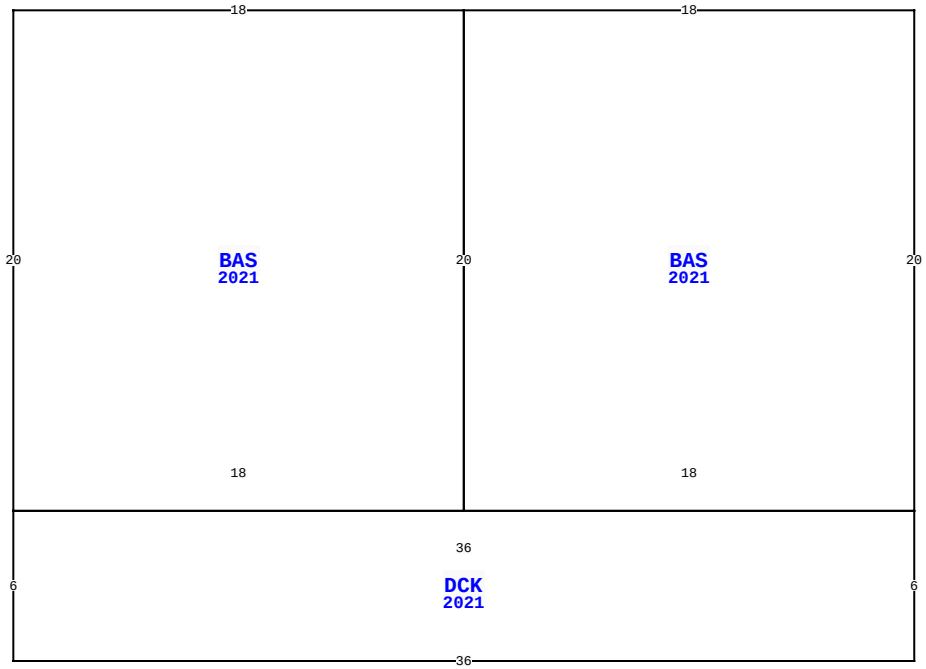
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	3900	HOTELS AND MOTELS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1060.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	2021	360	55,894
BAS	360	100	2021	360	55,894
DCK	216	10	2021	22	3,416
TOTALS	936			742	115,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3904	04	742	107.4150	156.83	116,368	2021	2021	0	0	0	1.00	99.00

10 LMTD HOTEL – 0% - 2025 Heated Area: 720 HX Base Yr



BLD DATE	03/21/2022	KK	LGL DATE
XF DATE	03/21/2022	KK	LAND DATE 04/21/2025 DC
INC DATE	04/29/2025	REA	AG DATE

2528 SADLER RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,510,391
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,510,391
SOH/AGL Deduction	0
ASSESSED VALUE	2,510,391
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,510,391
TOTAL JUST VALUE	2,510,391
NCON VALUE	0
INCOME VALUE	2,510,391
PREVIOUS YEAR MKT VALUE	2,386,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/233	4/19/2024	WD	Q	I	01	3,200,000
GRANTOR: SEA COTTAGES OF AMELI						
GRANTEE: THE SEA COTTAGES OF						
2112/0657	4/06/2017	WD	U	I	30	150,000
GRANTOR: NELLA & ROMIE COLLECT						
GRANTEE: SEA COTTAGES OF AME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 BAS=[YR=2021] W18 S20 DCK=[YR=2021] S6 E36 N6 W36$ E18 N20$ S20 E18 N20$.

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

REVIEW DATE 07/15/2022 BY DC Total Acres: 0.89 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

BLOCK 2 LOT 6
IN OR 2707/233
SADLER ESTATES PB 2/68

THE SEA COTTAGES OF FERNANDINA INC
463508 SR 200
YULEE, FL 32097

2025

00-00-30-0600-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

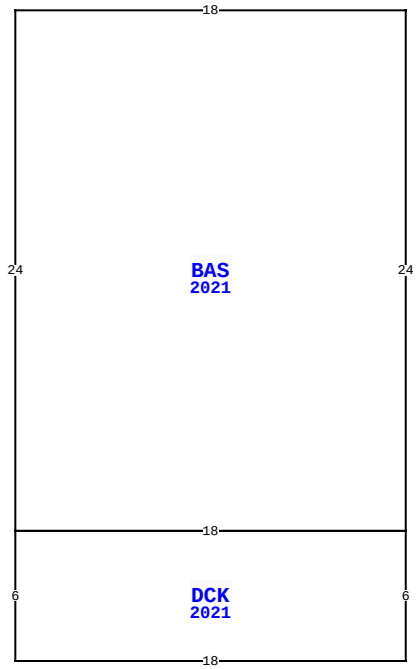
DOR CODE 3900 HOTELS AND MOTELS
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1060.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100	2021	432	67,073
DCK	108	10	2021	11	1,708
TOTALS	540			443	68,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3904	04	443	107.4150	156.83	69,476	2021	2021	0	0	0	1.00	99.00

11 LMTD HOTEL – 0% - 2025 Heated Area: 432 HX Base Yr



2528 SADLER RD, FERNANDINA BEACH

BLD DATE	03/21/2022	KK	LGL DATE	
XF DATE	03/21/2022	KK	LAND DATE	04/21/2025 DC
INC DATE	04/29/2025	REA	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,510,391
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,510,391
SOH/AGL Deduction	0
ASSESSED VALUE	2,510,391
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,510,391
TOTAL JUST VALUE	2,510,391
NCON VALUE	0
INCOME VALUE	2,510,391
PREVIOUS YEAR MKT VALUE	2,386,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/233	4/19/2024	WD	Q	I	01	3,200,000
GRANTOR: SEA COTTAGES OF AMELI						
GRANTEE: THE SEA COTTAGES OF						
2112/0657	4/06/2017	WD	U	I	30	150,000
GRANTOR: NELLA & ROMIE COLLECT						
GRANTEE: SEA COTTAGES OF AME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 S24 DCK=[YR=2021] S6 E18 N6 W18$ E18 N24$.

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

REVIEW DATE 07/15/2022 BY DC Total Acres: 0.89 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

BLOCK 2 LOT 6
IN OR 2707/233
SADLER ESTATES PB 2/68

THE SEA COTTAGES OF FERNANDINA INC
463508 SR 200
YULEE, FL 32097

2025

00-00-30-0600-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

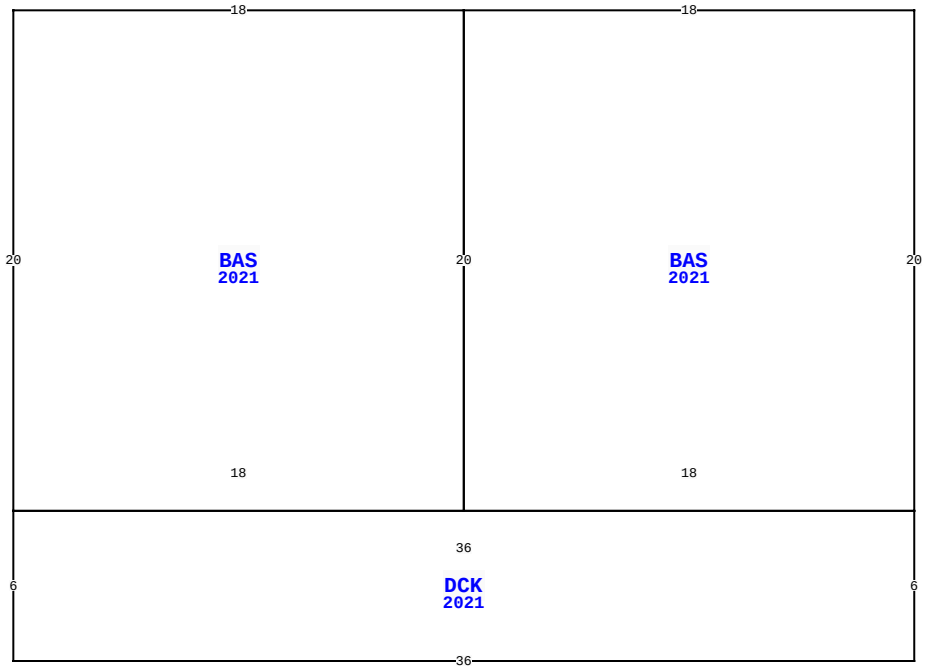
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	3900	HOTELS AND MOTELS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1060.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	2021	360	55,894
BAS	360	100	2021	360	55,894
DCK	216	10	2021	22	3,416
TOTALS	936			742	115,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3904	04	742	107.4150	156.83	116,368	2021	2021	0	0	0	1.00	99.00

12 LMTD HOTEL – 0% - 2025 Heated Area: 720 HX Base Yr



2528 SADLER RD, FERNANDINA BEACH

BLD DATE	03/21/2022	KK	LGL DATE	
XF DATE	03/21/2022	KK	LAND DATE	04/21/2025 DC
INC DATE	04/29/2025	REA	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,510,391
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,510,391
SOH/AGL Deduction	0
ASSESSED VALUE	2,510,391
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,510,391
TOTAL JUST VALUE	2,510,391
NCON VALUE	0
INCOME VALUE	2,510,391
PREVIOUS YEAR MKT VALUE	2,386,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/233	4/19/2024	WD	Q	I	01	3,200,000
GRANTOR: SEA COTTAGES OF AMELI						
GRANTEE: THE SEA COTTAGES OF						
2112/0657	4/06/2017	WD	U	I	30	150,000
GRANTOR: NELLA & ROMIE COLLECT						
GRANTEE: SEA COTTAGES OF AME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 BAS=[YR=2021] W18 S20 DCK=[YR=2021] S6 E36 N6 W36$ E18 N20$ S20 E18 N20$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/15/2022 BY DC Total Acres: 0.89 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

BLOCK 2 LOT 6
IN OR 2707/233
SADLER ESTATES PB 2/68

THE SEA COTTAGES OF FERNANDINA INC
463508 SR 200
YULEE, FL 32097

2025

00-00-30-0600-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
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Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	3900	HOTELS AND MOTELS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1060.00	

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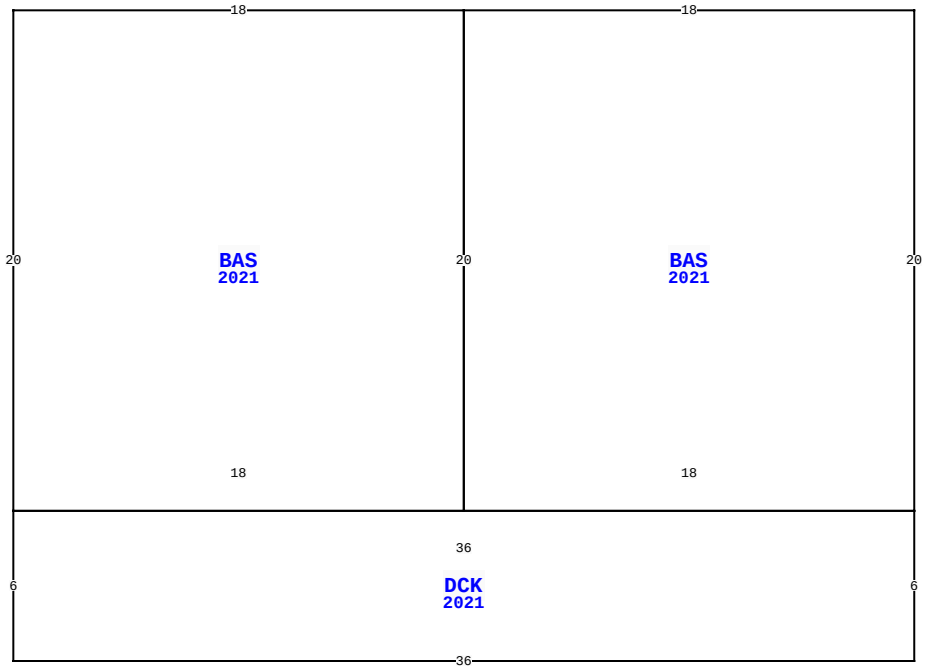
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3904	04	742	107.4150	156.83	116,368	2021	2021	0	0	0	1.00	99.00

13 LMTD HOTEL – 0% - 2025 Heated Area: 720 HX Base Yr



BLD DATE	03/21/2022	KK	LGL DATE
XF DATE	03/21/2022	KK	LAND DATE 04/21/2025 DC
INC DATE	04/29/2025	REA	AG DATE

2528 SADLER RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,510,391
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,510,391
SOH/AGL Deduction	0
ASSESSED VALUE	2,510,391
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,510,391
TOTAL JUST VALUE	2,510,391
NCON VALUE	0
INCOME VALUE	2,510,391
PREVIOUS YEAR MKT VALUE	2,386,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2707/233	4/19/2024	WD	Q	I	01	3,200,000
GRANTOR: SEA COTTAGES OF AMELI						
GRANTEE: THE SEA COTTAGES OF						
2112/0657	4/06/2017	WD	U	I	30	150,000
GRANTOR: NELLA & ROMIE COLLECT						
GRANTEE: SEA COTTAGES OF AME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 BAS=[YR=2021] W18 S20 DCK=[YR=2021] S6 E36 N6 W36$ E18 N20$ S20 E18 N20$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/15/2022 BY DC Total Acres: 0.89 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

BLOCK 2 LOT 6
IN OR 2707/233
SADLER ESTATES PB 2/68

THE SEA COTTAGES OF FERNANDINA INC
463508 SR 200
YULEE, FL 32097

2025

00-00-30-0600-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

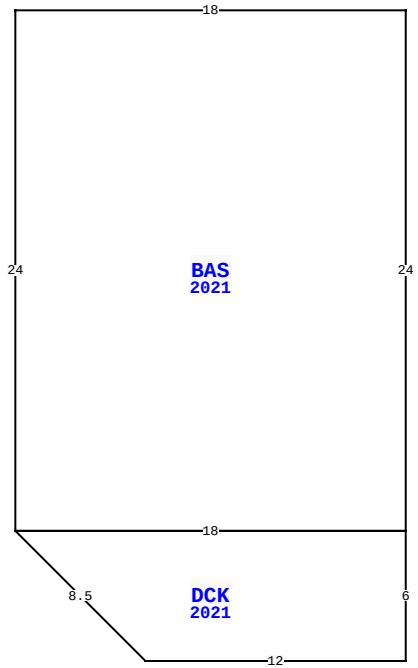
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	3900	HOTELS AND MOTELS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1060.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100	2021	432	67,073
DCK	90	10	2021	9	1,397
TOTALS	522			441	68,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3904	04	441	107.4150	156.83	69,162	2021	2021	0	0	0	1.00	99.00

14 LMTD HOTEL – 0% - 2025 Heated Area: 432 HX Base Yr



BLD DATE	03/21/2022	KK	LGL DATE		
XF DATE	03/21/2022	KK	LAND DATE	04/21/2025	DC
INC DATE	04/29/2025	REA	AG DATE		

2528 SADLER RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,510,391
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,510,391
SOH/AGL Deduction	0
ASSESSED VALUE	2,510,391
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,510,391
TOTAL JUST VALUE	2,510,391
NCON VALUE	0
INCOME VALUE	2,510,391
PREVIOUS YEAR MKT VALUE	2,386,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/233	4/19/2024	WD	Q	I	01	3,200,000
GRANTOR: SEA COTTAGES OF AMELI						
GRANTEE: THE SEA COTTAGES OF						
2112/0657	4/06/2017	WD	U	I	30	150,000
GRANTOR: NELLA & ROMIE COLLECT						
GRANTEE: SEA COTTAGES OF AME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 S24 DCK=[YR=2021] D6 R6 E12 N6 W18$ E18 N24$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/15/2022 BY DC Total Acres: 0.89 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

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463508 SR 200
YULEE, FL 32097

2025

00-00-30-0600-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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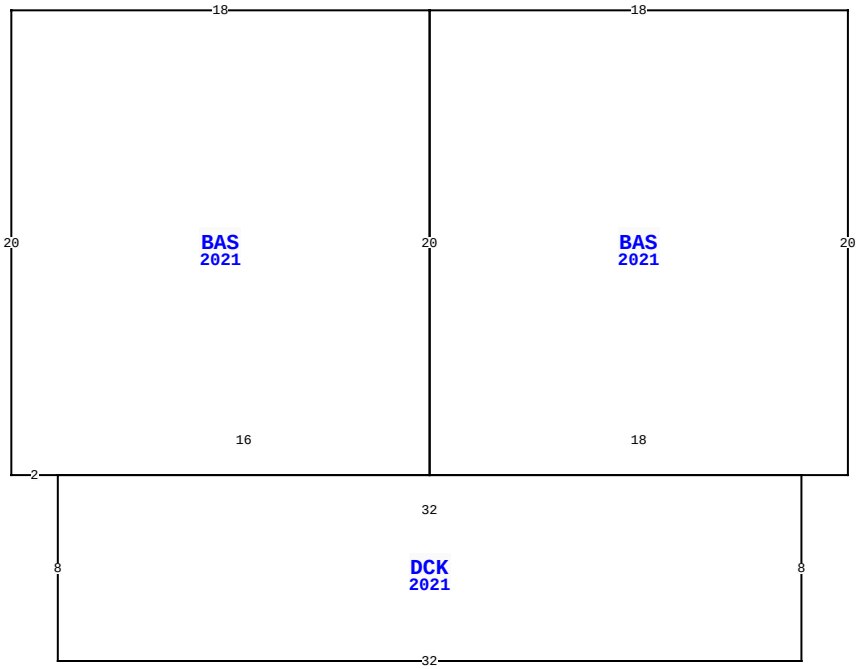
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	3900	HOTELS AND MOTELS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1060.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	2021	360	54,875
BAS	360	100	2021	360	54,875
DCK	256	10	2021	26	3,963
TOTALS	976			746	113,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3904	04	746	105.4620	153.97	114,862	2021	2021	0	0	0	1.00	99.00

15 LMTD HOTEL – 0% - 2025 Heated Area: 720 HX Base Yr



2528 SADLER RD, FERNANDINA BEACH

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XF DATE	03/21/2022	KK	LAND DATE	04/21/2025 DC
INC DATE	04/29/2025	REA	AG DATE	

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,510,391
TOTAL JUST VALUE	2,510,391
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GRANTEE: THE SEA COTTAGES OF						
2112/0657	4/06/2017	WD	U	I	30	150,000
GRANTOR: NELLA & ROMIE COLLECT						
GRANTEE: SEA COTTAGES OF AME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 BAS=[YR=2021] W18 S20 E2 DCK=[YR=2021] S8 E32 N8 W32$ E16 N20$ S20 E18 N20$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/15/2022 BY DC Total Acres: 0.89 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS