BLOCK 2 PT LOTS 14 & 15
IN OR 2710/1603
SADLER ESTATES PB 2/68

CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-30-0600-0002-0151

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

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

SADLER RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		1,425
TOTAL MARKET VALUE		1,425
SOH/AGL Deduction		0
ASSESSED VALUE		1,425
TOTAL EXEMPTION VALUE	04	1,425
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,425
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2710/1603	4/29/2024	QC	U	V	11	100
GRANTOR: PINELAND HOLDING COMP						
GRANTEE: CITY OF FERNANDINA						
1585/0964	9/17/2008	WD	U	V	16	175,000
GRANTOR: HURST WILLIAM P & DIA						
GRANTEE: PINELAND HOLDING CO						

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	008900	C	MUNICIPAL	0		R-2			0.57	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,425							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.57 Total Land Value: 1,425 Market: 0 Agricultural: 0 Common: 1,425 PRINTED 07/30/2025 BY SYS