BLOCK 2 LOT PT OF 22
IN OR 2003/500 BEING PARCEL B
A/K/A TRACT # 3

AMELIA HOMES INC
2164 SADLER RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0600-0002-0223

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
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	03/22/2019	KK	LGL DATE	
XF DATE			LAND DATE	04/21/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,828
TOTAL LAND VALUE - MARKET	96,889
TOTAL MARKET VALUE	109,717
SOH/AGL Deduction	17,264
ASSESSED VALUE	92,453
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,453
TOTAL JUST VALUE	109,717
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2003/0500	9/15/2015	WD	U	I	12	375,000
GRANTOR: CBC NATIONAL BANK						
GRANTEE: AMELIA HOMES INC						
1980/1027	5/19/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CBC NATIONAL BANK						

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
1	0803	ASPHALT C	0	0	0	0	7,536.00	SF	2.00	2.00	100	1990	1990	3	50	7,536	
2	0510	GARAGE WD-	0	0	36	21	756.00	SF	35.00	35.00	100	1990	1990	3	20	5,292	

LAND DESCRIPTION

TOTAL OB/XF 12,828

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	001001	C	V CM/XFOBT	0		C-2	100.00	79.00	11,073.00	SF		1.00	1.00	0.50	17.50	8.75	96,889							

REVIEW DATE 03/22/2019 BY KK Total Acres: 0.25 Total Land Value: 96,889 Market: 0 Agricultural: 0 Common: 96,889 PRINTED 07/30/2025 BY SYS