

BLOCK 2 PT LOTS 22 23 24
IN OR 2416/121
A/K/A TRACT # 4

AMELIA HOMES INC/
2164 SADLER RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0600-0002-0224



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing	4	100
Frame	05	STEEL 100
Story Height	16	100
RMS	6	100
Stories	1.	1. 100
Class	00	. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100

Quality 04 Quality Level 04

DOR CODE 1200 STORE/OFFICE/RESID

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 2004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	700	185	1993	1,295	24,610
AOF	1,057	185	1993	1,955	37,152
BAS	1,943	100	1993	1,943	36,924
BAS	2,360	100	1993	2,360	44,848

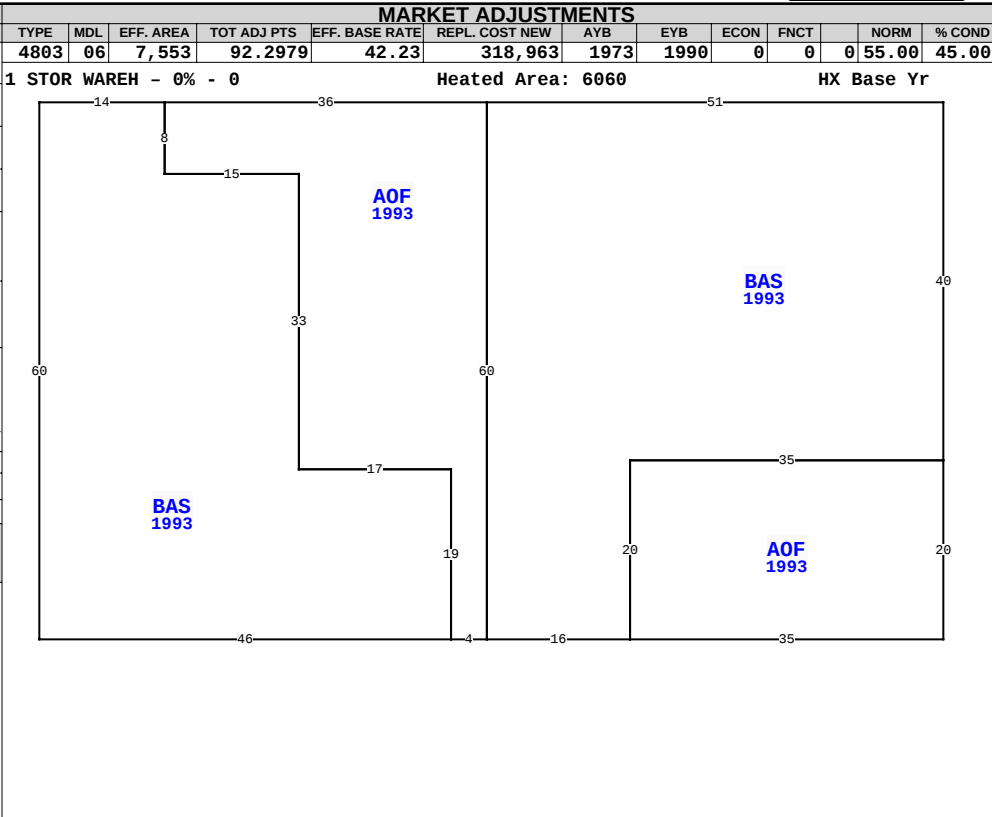
TOTALS 6,060 7,553 143,533

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
1	0803	ASPHALT C	0	0	0	0	18,985.00	SF	2.00	2.00	100	1990	1990	3	50	18,985	
2	0423	CL FNC 5'	0	0	0	0	47.00	LF	6.85	6.85	100	1988	1988	3	24	77	
3	0465	FNC GT 15'	0	0	0	0	1.00	UT	562.50	562.50	100	1988	1988	3	24	135	
4	0810	CONCRETE A	0	0	10	6	60.00	SF	6.50	6.50	100	1988	1988	3	52	203	
5	0476	VF 6 SBPL	0	0	0	0	14.00	LF	32.00	32.00	100	2006	2006	3	66	296	
6	0445	BOX FNC 5'	0	0	0	0	20.00	LF	8.10	8.10	100	2006	2006	3	24	39	
7	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2006	2006	3	66	891	
8	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	1973	1973	3	20	240	
9	0810	CONCRETE A	0	0	0	0	304.00	SF	6.50	6.50	100	2006	2006	3	86	1,699	
10	0810	CONCRETE A	0	0	0	0	392.00	SF	6.50	6.50	100	2006	2006	3	86	2,191	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001200	C	STORE COMB	0	0003	C-2	0.00	0.00	34,800.00	SF		1.00	1.00	0.50	17.50	8.75	304,500							



2162 SADLER RD, FERNANDINA BEACH

BLD DATE 03/08/2019 KK LGL DATE 04/21/2025 DC

XF DATE AG DATE

INC DATE

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
1	0803	ASPHALT C	0	0	0	0	18,985.00	SF	2.00	2.00	100	1990	1990	3	50	18,985	
2	0423	CL FNC 5'	0	0	0	0	47.00	LF	6.85	6.85	100	1988	1988	3	24	77	
3	0465	FNC GT 15'	0	0	0	0	1.00	UT	562.50	562.50	100	1988	1988	3	24	135	
4	0810	CONCRETE A	0	0	10	6	60.00	SF	6.50	6.50	100	1988	1988	3	52	203	
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TOTAL OB/XF 24,756

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001200	C	STORE COMB	0	0003	C-2	0.00	0.00	34,800.00	SF		1.00	1.00	0.50	17.50	8.75	304,500							

NASSAU COUNTY PROPERTY				PAGE 1 of 2	2
VALUATION SUMMARY				DIRECT_CAP	
Tax Group: 2		Tax Dist:		503,026	
BUILDING MARKET VALUE				0	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				708,488	
TOTAL MARKET VALUE				0	
SOH/AGL Deduction				708,488	
ASSESSED VALUE				0	
TOTAL EXEMPTION VALUE				708,488	
BASE TAXABLE VALUE				708,488	
TOTAL JUST VALUE				0	
NCON VALUE				708,488	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				708,488	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141384	H/AC	3,610	06/26/2014
20122494	REPAIR/RRF	12,000	12/12/2012
20101743	SIGN	200	10/08/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2416/0121	12/04/2020	WD	Q	I	01	825,500	
GRANTOR: BAIA ANTHONY J							
GRANTEE: AMELIA HOMES INC							
0879/0568	4/16/1999	WD	Q	I		367,000	
GRANTOR: CLOWER CLOWER & CLOWE							
GRANTEE: BAIA ANTHONY J D/B/							

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W51 AOF=[YR=1993] W36 BAS=[YR=1993] W14 S60 E46 N19 W17 N33 W15 N8 \$ S8 E15 S33 E17 S19 E4 N60 \$ S60 E16 AOF=[YR=1993] E35 N20 W35 S20 \$ N20 E35 N40 \$.

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