BLOCK 2 PT OF LOT 23 & LOT 24
IN OR 1197/1116
A/K/A TRACT 1

AMELIA HOMES INC
2164 SADLER RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0600-0002-0232

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

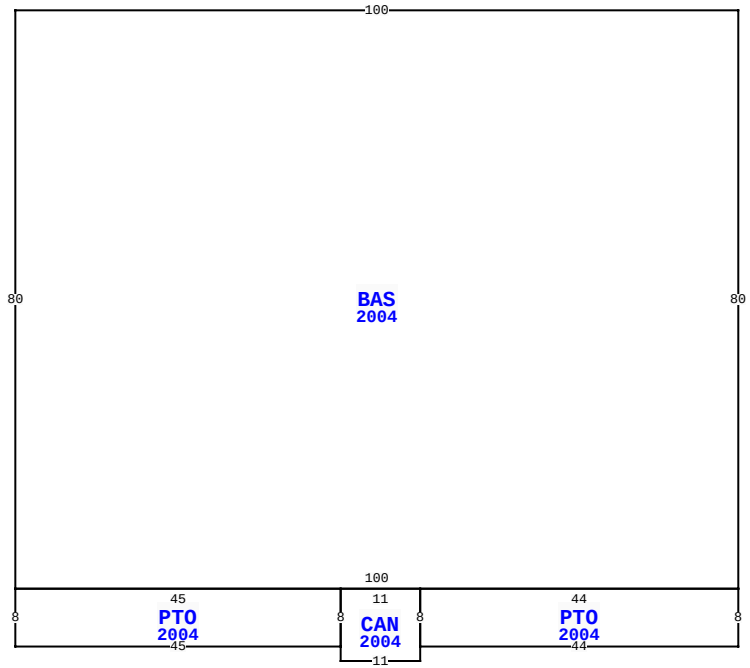
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	01	TYP WD 100
Story Height		12 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,000	100	2004	8,000	951,844
CAN	110	30	2004	33	3,927
PTO	352	5	2004	18	2,141
PTO	360	5	2004	18	2,141
TOTALS	8,822			8,069	960,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	8,069	102.7620	143.35	1,156,691	2004	2004	0	0	0	17.00	83.00

1 RETAILSTOR – 0% - 0 Heated Area: 8000 HX Base Yr



BLD DATE	03/08/2019	KK	LGL DATE	
XF DATE	03/08/2019	KK	LAND DATE	04/21/2025 DC
INC DATE			AG DATE	

2164 SADLER RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	960,054
TOTAL MARKET OB/XF VALUE	10,029
TOTAL LAND VALUE - MARKET	301,187
TOTAL MARKET VALUE	1,271,270
SOH/AGL Deduction	225,466
ASSESSED VALUE	1,045,804
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,045,804
TOTAL JUST VALUE	1,271,270
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,246,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121015	A/C	1,500	06/06/2012
20052403	SIGN	495	08/09/2005
B0021406	NEW CONSTR	607,360	08/15/2002
B9610118	REPAIR/RRF	11,000	11/01/1996
B9610111	REMODEL	47,500	10/28/1996
6729	REMODEL	2,500	09/11/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1197/1116	12/24/2003	WD	Q	I		275,000
GRANTOR: CLOWER CLOWER & CLOWE						
GRANTEE: AMELIA HOMES INC						
1197/1113	12/24/2003	WD	U	I	07	100
GRANTOR: CLOWER MICHAEL B & AT						
GRANTEE: CLOWER CLOWER & CLO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W100 S80 PTO=[YR=2004] S8 E45 CAN=[YR=2004] S2 E11 N2 PTO=[YR=2004] E44 N8 W44 S8$ N8 W11 S8$ N8 W45$ E100 N80$.

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	7,897.00	SF	2.00	2.00	100	1990	1990	3	50	7,897	
2	0811	CONCRETE B	0	0	0	0	654.00	SF	5.20	5.20	100	1990	1990	3	57	1,938	
3	0810	CONCRETE A	0	0	0	0	36.00	SF	6.50	6.50	100	2004	2004	3	83	194	

LAND DESCRIPTION

TOTAL OB/XF 10,029

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	001100	C	STORE 1FLR	0		C-2	135.00	140.00	19,123.00	SF		1.00	1.00	0.90	17.50	15.75	301,187							

REVIEW DATE 03/08/2019 BY KK Total Acres: 0.44 Total Land Value: 301,187 Market: 0 Agricultural: 0 Common: 301,187 PRINTED 07/30/2025 BY SYS