PT OF LOT 39 IN OR 1119/1940
SUB OF SEC 30 PBK 1/5

AMSOUTH BANK/
C/O REGIONS BANK, 250 RIVERCHASE PKWY
BIRMINGHAM, AL 35244

2025

00-00-30-0800-0039-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	21	STONE 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	04	BUILT-UP 30
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		16 100
Frame	05	STEEL 100
Story Height		14 100
RMS		11 100
Stories	1.	1. 100
Units		0 100
Quality	00	Quality Level 03

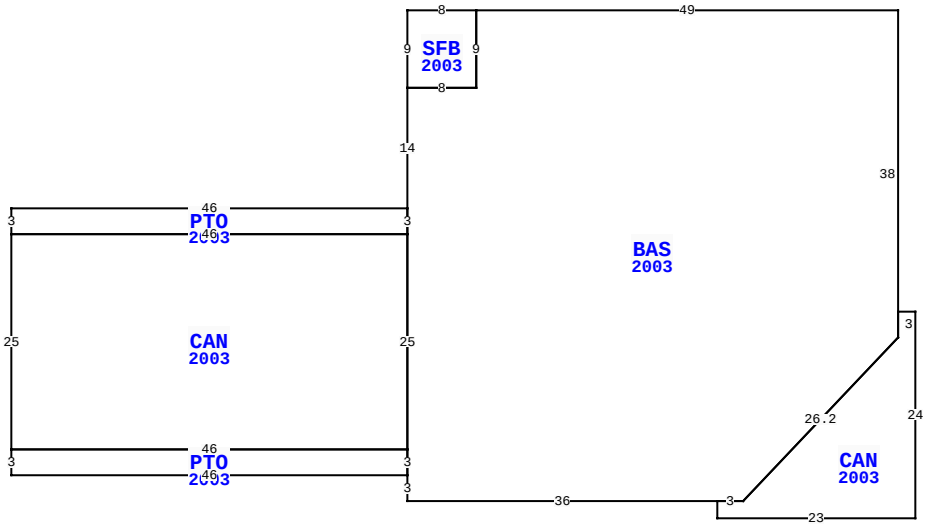
DOR CODE	2300	FINANCIAL BLDG	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,006	100	2003	3,006	577,260
CAN	261	30	2003	78	14,979
CAN	1,150	30	2003	345	66,253
PTO	138	5	2003	7	1,344
PTO	138	5	2003	7	1,344
SFB	72	80	2003	58	11,138
TOTALS	4,765			3,501	672,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2302	04	3,501	121.3443	234.19	819,899	2003	2003	0	0	0	18.00	82.00

1 BRNCH BANK – 0% - 0 Heated Area: 3064 HX Base Yr



1409 SADLER RD, FERNANDINA BEACH

BLD DATE	01/25/2019	KK	LGL DATE	
XF DATE	01/25/2019	KK	LAND DATE	04/21/2025 DC
INC DATE			AG DATE	

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	0400	CONC CURB	0	0	0	0	970.00	LF	15.00	15.00	100	2003	2003	3	86	12,513	
2	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	2003	2003	3	86	194	
4	0803	ASPHALT C	0	0	0	0	15,175.00	SF	2.00	2.00	100	2003	2003	3	50	15,175	
5	0812	CONCRETE C	0	0	0	0	1,100.00	SF	4.00	4.00	100	2003	2003	3	82	3,608	
6	0819	CONC 12"	0	0	6	6	36.00	SF	8.55	8.55	100	2003	2003	3	82	252	
7	0810	CONCRETE A	0	0	4	12	48.00	SF	6.50	6.50	100	2003	2003	3	82	256	
8	0819	CONC 12"	0	0	10	30	300.00	SF	8.55	8.55	100	2003	2003	3	82	2,103	
9	0972	ST LGHT UN	0	0	0	0	8.00	UT	3,289.00	3,289.00	100	2003	2003	3	58	15,261	
10	0978	SECURTY LT	0	0	0	0	7.00	UT	450.00	450.00	100	2003	2003	3	58	1,827	
11	2010	RVLT DR 6"	0	0	0	0	3.00	UT	21,000.00	21,000.00	100	2003	2003	3	95	59,850	

LAND DESCRIPTION

TOTAL OB/XF 111,039

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	002300	C	FINANCIAL	0	0003	C-1	0.00	0.00	32,234.00	SF		1.00	1.00	1.00	20.00	20.00	644,680							

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,075,895
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,075,895
SOH/AGL Deduction	0
ASSESSED VALUE	1,075,895
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,075,895
TOTAL JUST VALUE	1,075,895
NCON VALUE	0
INCOME VALUE	1,075,895
PREVIOUS YEAR MKT VALUE	1,075,895

REGIONS BANK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131777	H/AC	46,780	07/26/2013
20071146	ELEC OTHER	200	06/19/2007
20033584	OTHER	5,000	07/30/2003
20033570	SIGNS	5,720	07/28/2003
20033492	NEW CONSTR	1,000	07/15/2003
20033107	NEW CONSTR	16,000	05/16/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1243/0174	7/01/2004	SW	Q	I	05	11,000,000
GRANTOR: ISLAND WALK SHOPPING						
GRANTEE: ISLAND WALK ASSOCIA						
1119/1940	3/10/2003	WD	Q	I		721,000
GRANTOR: PARKEMORE FAIRVIEW LL						
GRANTEE: AMSOUTH BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W49 S9 W8 S14 S3 S25 S3 S3 E36 E3 U19R18 N38 $
CAN=[YR=2003;ORIG=-103,26] S25 E46 N25 W46 $
CAN=[YR=2003;ORIG=-21,57] S2 E23 N24 W2 S3 D19L18 W3 $
PTO=[YR=2003;ORIG=-57,23] W46 S3 E46 N3 $
PTO=[YR=2003;ORIG=-103,51] S3 E46 N3 W46 $
SFB=[YR=2003;ORIG=-49,0] W8 S9 E8 N9 $
.

REVIEW DATE 01/25/2019 BY KK Total Acres: 0.74 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

PT OF LOT 39 IN OR 1119/1940
SUB OF SEC 30 PBK 1/5

AMSOUTH BANK/
C/O REGIONS BANK, 250 RIVERCHASE PKWY
BIRMINGHAM, AL 35244

2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	2300	FINANCIAL BLDG	
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

BLD DATE	01/25/2019	KK	LGL DATE
XF DATE	01/25/2019	KK	LAND DATE 04/21/2025 DC
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

VALUATION SUMMARY

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TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,075,895
SOH/AGL Deduction	0
ASSESSED VALUE	1,075,895
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,075,895
TOTAL JUST VALUE	1,075,895
NCON VALUE	0
INCOME VALUE	1,075,895
PREVIOUS YEAR MKT VALUE	1,075,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033095	NEW CONSTR	45,000	05/15/2003
20033110	H/AC	18,000	05/09/2003
20033022	NEW CONSTR	400,000	04/29/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1243/0174	7/01/2004	SW	Q	I	05	11,000,000
GRANTOR: ISLAND WALK SHOPPING						
GRANTEE: ISLAND WALK ASSOCIA						
1119/1940	3/10/2003	WD	Q	I		721,000
GRANTOR: PARKEMORE FAIRVIEW LL						
GRANTEE: AMSOUTH 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
12	2025	PNMTC UNIT	0	0	0	0	2.00	UT	14,500.00	14,500.00	100	2003	2003	3	95	27,550	
13	2027	FLR SAFE	0	0	0	0	1.00	UT	750.00	750.00	100	2003	2003	3	95	713	
14	4950	BOLLARD	0	0	0	0	24.00	UT	100.00	100.00	100	2003	2003	3	100	2,400	
15	0524	PUMP ISLND	0	0	0	0	261.00	SF	4.50	4.50	100	2003	2003	3	95	1,116	
16	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2003	2003	3	58	580	

LAND DESCRIPTION

TOTAL OB/XF 32,359

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 01/25/2019 BY KK Total Acres: 0.74 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS