

LOT 1
IN OR 1884/1211
AMELIA LANDINGS PB 5/291

CKK PROPERTIES LLC/
2398 SADLER RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-142L-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	8	100
Frame	02	WOOD FRAME 100
Story Height	10	100
RMS	16	100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1800	MULTI STORY OFFICE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1087.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,930	100	1995	1,930	160,401
CAN	75	30	1995	22	1,828
CAN	80	30	1995	24	1,995
CAN	495	30	1995	148	12,300
CAN	495	30	1995	148	12,300
FUS	1,930	100	1995	1,930	160,401
STR	75	10	1995	8	665
TOTALS	5,080			4,210	349,889

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0803	ASPHALT C	0	0	0	14,844.00	SF	2.00	2.00
2	0812	CONCRETE C	0	0	0	1,417.00	SF	4.00	4.00
3	0810	CONCRETE A	0	0	9	27.00	SF	6.50	6.50
4	0402	CONC BUMPE	0	0	0	8.00	UT	25.00	25.00
5	0444	BOX FNC 4'	0	0	0	56.00	LF	6.50	6.50
6	0811	CONCRETE B	0	0	0	730.00	SF	5.20	5.20
7	0400	CONC CURB	0	0	0	269.00	LF	15.00	15.00
8	0402	CONC BUMPE	0	0	0	13.00	UT	25.00	25.00
9	0810	CONCRETE A	0	0	9	36.00	SF	6.50	6.50
10	0810	CONCRETE A	0	0	0	20.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001700	C	1STORY OFF	0	0003	R-2	0.00	0.00	38,032.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	
1701	04	4,210	91.0005	127.86	538,291	1995	1995	0	0	65	32.00	65.00	
1 OFFICE - 0% - 0													
Heated Area: 3860 HX Base Yr													
BLD DATE 11/24/2020 KK LGL DATE 11/24/2020 KK													
XF DATE 11/24/2020 KK LAND DATE 11/24/2020 KK													
INC DATE AG DATE													

TOTAL OB/XF													
25,576													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	001700	C	1STORY OFF	0	0003	R-2	0.00	0.00	38,032.00	SF	1.00	1.00	1.00

TOTAL OB/XF													
25,576													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	001700	C	1STORY OFF	0	0003	R-2	0.00	0.00	38,032.00	SF	1.00	1.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		945,010	
TOTAL MARKET OB/XF VALUE		37,633	
TOTAL LAND VALUE - MARKET		380,320	
TOTAL MARKET VALUE		1,362,963	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,362,963	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,362,963	
TOTAL JUST VALUE		1,362,963	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,388,130	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200082	REMODEL	2,300	08/17/2020
20112044	SIGN	99	11/09/2011
20071304	REMODEL	15,000	07/16/2007
B972241	NEW CONSTR	321,750	11/07/1997
B948762	NEW CONSTR	146,000	12/19/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1884/1211	10/11/2013	WD Q	Q	I	01
GRANTOR: SHEFFIELD GEORGE W &					
GRANTEE: CKK PROPERTIES LLC					
0947/1210	8/31/2000	WD U	I	I	09
GRANTOR: SHEFFIELD BARBARA A					
GRANTEE: SHEFFIELD BARBARA A					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1995] W30 STR=[YR=1995] W15 S5 E15 N5\$ S5 W15 S36					
CAN=[YR=1995] S9 E50 N50 W5 S45 W40 N4 W5\$ E5 S4 E40 N45\$					
PTR=E25 CAN=[YR=1995] E8 S10 CAN=[YR=1995] E7 FUS=[YR=1995]					
E30 CAN=[YR=1995] E5 S50 W50 N9 E5 S4 E40 N45 \$ S45 W40 N4 W5					
N36 E15 N5 \$ S5 W15 N5 E8 \$ W8 N10 \$ W25 \$.					

**CKK PROPERTIES LLC/
2398 SADLER RD
FERNANDINA BEACH, FL 32034**

00-00-31-142L-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	CB STUCCO 100			
Roof Structur	04	WOOD TRUSS 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 90			
Interior Floo	08	SHT VINYL 10			
Ceiling	01	FIN.SUSPD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures	12	100			
Frame	03	MASONRY 100			
Story Height		10 100			
RMS		23 100			
Stories	2.	2. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	1800	MULTI STORY OFFICE			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1087.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,750	100	1998	2,750	261,979
CAN	1,144	30	1998	343	32,676
CAN	1,179	30	1998	354	33,724
FST	30	50	1998	15	1,429
FST	30	50	1998	15	1,429
FUS	2,750	100	1998	2,750	261,979
PTO	24	5	1998	1	96
PTO	35	5	1998	2	191
PTO	115	5	1998	6	572
STR	109	10	1998	11	1,048
TOTALS	8,166			6,247	595,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	6,247	92.8796	130.50	815,234	1998	1998	0	0	27.00	73.00

2 OFFICE - 0% - 0
Heated Area: 5500
HX Base Yr

Diagram showing building footprint BAS 1998 with dimensions and area labels.

Diagram showing building footprint FUS 1998 with dimensions and area labels.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	945,010
TOTAL MARKET OB/XF VALUE	37,633
TOTAL LAND VALUE - MARKET	380,320
TOTAL MARKET VALUE	1,362,963
SOH/AGL Deduction	0
ASSESSED VALUE	1,362,963
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,362,963
TOTAL JUST VALUE	1,362,963
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,388,130

PERMIT NUMDESCRIPTIONAMTISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	QU	V I	RSN CD	SALE PRICE
1884/1211	10/11/2013	WD Q	I	01		888,900

GRANTOR:SHEFFIELD GEORGE W &
GRANTEE:CKK PROPERTIES LLC
0947/12108/31/2000WDUI09100
GRANTOR:SHEFFIELD BARBARA A
GRANTEE:SHEFFIELD BARBARA A

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1998] W23 S5 BAS=[YR=1998] W32 CAN=[YR=1998] N5
PTO=[YR=1998] N5 W7 S5 E7 \$ W7 S23 W5 S16 E5 S28 E25
PTO=[YR=1998] S2 E12 N2 W12 \$ E37 N62 W6 S55 W50 N26
FST=[YR=1998] N6 W5 S6 E5 \$ W5 N6 E5 N23 E1 \$ W1 S55 E50 N55
W17 E23 N5 \$ PTR=E20 STR=[YR=1998] E7 N2 E6 N1 E4 S8
FUS=[YR=1998] E39 CAN=[YR=1998] E6 S62 W62 N28 W5 N16 E5 N18
E6 S23 FST=[YR=1998] W5 S6 E5 N6 \$ W5 S6 E5 S26 E50 N55 \$ S55
W50 N55 E11\$ W17 N5 \$ W20 \$.

EXTRA FEATURES

2384 SADLER RD, FERNANDINA BEACH

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
11	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	1998	1998	3	100	10,000
12	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2007	2007	3	69	1,746
13	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2007	2007	3	69	311

LAND DESCRIPTIONTOTAL OB/XF12,057

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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REVIEW DATE 11/24/2020 BY KK Total Acres: 0.00 Total Land Value: 380,320 Market: 0 Agricultural: 0 Common: 380,320 PRINTED 07/30/2025 BY SYS