UNIT 2-C
AMELIA LANDINGS I OR 388/157

SANDERS DYNASTY LP
220 LIGHTHOUSE CIR
FERNANDINA BEACH, FL 32034

2025

00-00-31-142L-0002-00C0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100 1425300
Recreation CLUBHOUSE		CLUBHOUSE 100
Recreation POOL		POOL 100
Recreation TENNIS CT		TENNIS CT 100
Location INTERIOR		INTERIOR 100
View Lump TYPICAL		TYPICAL 100
Desirability 2ND FLOOR		2ND FLOOR 100
Balcony	FSP	FSP 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM

MAP NUM | MKT AREA 01

NEIGHBORHOOD/LOC 1087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	767			767	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		767				1983	1983	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

2328 SADLER RD 2-C, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	293,550
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	293,550
SOH/AGL Deduction	0
ASSESSED VALUE	293,550
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	293,550
TOTAL JUST VALUE	293,550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051855	REMODEL	1,000	05/27/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2585/1002	7/01/2022	QC	U	I	11	100
GRANTOR: BETHEA SUSAN S & SCOT						
GRANTEE: SANDERS DYNASTY LP						
1564/0675	5/01/2008	QC	Q	I	01	100
GRANTOR: SANDERS THOMAS J						
GRANTEE: SANDERS DYNASTY LP						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS