LOT 3
IN OR 1889/1216
ESMT OR 1404/88

**ONE THREE INC**
2398 SADLER RD
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-142L-0003-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 08 | DECORATIVE 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 9 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 10 100 |
| RMS | | 10 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

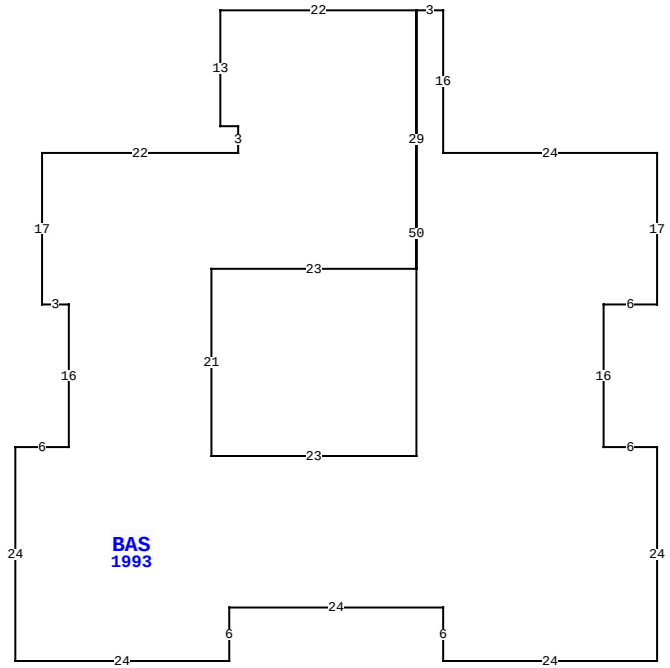
| | | | |
|---|---|---|---|
| DOR CODE | 1700 | OFFICE BUILDINGS | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1087.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,628 | 100 | 1993 | 3,628 | 125,937 |
| TOTALS | 3,628 | | | 3,628 | 125,937 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | DP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1701 | 04 | 3,628 | 98.8285 | 138.85 | 503,748 | 1982 | 1982 | 0 | 0 | 10 | 65.00 | 25.00 |

1 OFFICE – 0% - 0 Heated Area: 3628 HX Base Yr




2382 SADLER RD, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 03/07/2019 | KK | LGL DATE | |
| XF DATE | 03/07/2019 | KK | LAND DATE | 03/07/2019 KK |
| INC DATE | | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 125,937 |
| TOTAL MARKET OB/XF VALUE | 22,281 |
| TOTAL LAND VALUE - MARKET | 194,009 |
| TOTAL MARKET VALUE | 342,227 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 342,227 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 342,227 |
| TOTAL JUST VALUE | 342,227 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 358,928 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20122417 | REPAIR/RRF | 20,000 | 12/03/2012 |
| B9610191 | XFOB | 5,200 | 12/01/1996 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1889/1216 | 10/17/2013 | WD | U | I | 37 | 360,000 |
| GRANTOR: SHEFFIELD GEORGE W TR | | | | | | |
| GRANTEE: ONE THREE INC | | | | | | |
| 0947/1199 | 8/31/2000 | WD | U | I | 09 | 100 |
| GRANTOR: SHEFFILED GEORGE W SR | | | | | | |
| GRANTEE: SHEFFIELD GEORGE W | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] N29 W22 S13 E2 S3 W22 S17 E3 S16 W6 S24 E24 N6 E24 S6 E24 N24 W6 N16 E6 N17 W24 N16 W3 S50 W23 N21 E23$.

### 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 | 10,809.00 | SF | 2.00 | 2.00 | 100 | 1982 | 1982 | 3 | 50 | 10,809 | |
| 2 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,641.00 | SF | 4.00 | 4.00 | 100 | 1982 | 1982 | 3 | 35 | 2,297 | |
| 3 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 5,638.00 | SF | 2.00 | 2.00 | 100 | 1992 | 1992 | 3 | 50 | 5,638 | |
| 4 | 0442 | STK FNC 5' | 0 | 0 | 0 | 0 | 14.00 | LF | 8.10 | 8.10 | 100 | 1990 | 1990 | 3 | 20 | 23 | |
| 5 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 9.00 | UT | 25.00 | 25.00 | 100 | 1982 | 1982 | 3 | 49 | 110 | |
| 6 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 1.00 | UT | 2,530.00 | 2,530.00 | 100 | 1982 | 1982 | 3 | 20 | 506 | |
| 7 | 0510 | GARAGE WD- | 0 | 0 | 30 | 12 | 360.00 | SF | 35.00 | 35.00 | 100 | 1996 | 1996 | 3 | 23 | 2,898 | |

### LAND DESCRIPTION

TOTAL OB/XF 22,281

| 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 | 001700 | C | 1STORY OFF | 0 | 0003 | R-2 | 0.00 | 0.00 | 48,502.14 | SF | | 1.00 | 1.00 | 1.00 | 4.00 | 4.00 | 194,009 | | | | | | | |

REVIEW DATE 03/07/2019 BY KK Total Acres: 0.00 Total Land Value: 194,009 Market: 0 Agricultural: 0 Common: 194,009 PRINTED 07/30/2025 BY SYS