

**FAIRWAY SADLER LLC/
728 SHADES CREEK PKWY STE 210
BIRMINGHAM, AL 35209**

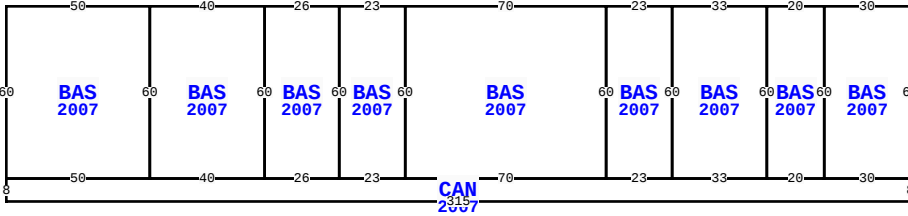
00-00-30-024B-0001-0000

[illegible]

**FAIRWAY SADLER LLC/
728 SHADES CREEK PKWY STE 210
BIRMINGHAM, AL 35209**

00-00-30-024B-0001-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND	VALUATION SUMMARY																				
Exterior Wall	15	CONC BLOCK 90				1601	04	19,656	136.1165	160.28	3,150,464	2007	2007		0	0	50.00	50.00	VALUATION BY																		
Exterior Wall	28	GLASS THRM 10				2 COMNTYSHOP 0% - 0												Heated Area: 18900										HX Base Yr									
Roof Structure	09	RIDGE FRME 100																Tax Group: 2										Tax Dist:									
Roof Cover	02	ROLL COMP 90																BUILDING MARKET VALUE										7,261,693									
Roof Cover	11	SLATE 10																TOTAL MARKET OB/XF VALUE										0									
Interior Wall	05	DRYWALL 90																TOTAL LAND VALUE - MARKET										0									
Interior Wall	08	DECORATIVE 10																TOTAL MARKET VALUE										8,644,873									
Interior Floor	15	HARDTILE 80																SOH/AGL Deduction										359,658									
Interior Floor	14	CARPET 20																ASSESSED VALUE										8,285,215									
Ceiling	01	FIN.SUSPD 100																TOTAL EXEMPTION VALUE										0									
Air Condition	04	ROOF TOP 100																BASE TAXABLE VALUE										8,285,215									
Heating Type	04	AIR DUCTED 100																TOTAL JUST VALUE										8,644,873									
Fixtures	74	100				NCON VALUE										0																					
Frame	03	MASONRY 100				INCOME VALUE										8644873																					
Story Height		16 100				PREVIOUS YEAR MKT VALUE										7,532,014																					
RMS		18 100																																			
Stories	1.	1. 100																																			
Units		0 100																																			
Quantities	00	ONE1190Level 04																																			
DOR CODE	1600	COMMUNITY SHOPPING																																			
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	1,200	100	2007	1,200	96,168																																
BAS	1,380	100	2007	1,380	110,593																																
BAS	1,380	100	2007	1,380	110,593																																
BAS	1,560	100	2007	1,560	125,019																																
BAS	1,800	100	2007	1,800	144,252																																
BAS	1,980	100	2007	1,980	158,677																																
BAS	2,400	100	2007	2,400	192,336																																
BAS	3,000	100	2007	3,000	240,420																																
BAS	4,200	100	2007	4,200	336,588																																
CAN	2,520	30	2007	756	60,586																																
TOTALS	21,420			19,656	1,575,232																																
EXTRA FEATURES						1408 SADLER RD, FERNANDINA BEACH						BLD DATE				LGL DATE		05/07/2026		DC																	
												XF DATE				LAND DATE																					
												INC DATE		05/14/2026		AG DATE																					
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	0964	HALON SYST	0	0	11 4			44.00 SF	50.00	100	2007	2007	3	86	1,892																						
12	0381	COOLER	0	0	8 10			80.00 SF	82.50	100	2007	2007	3	56	3,696																						
13	0803	ASPHALT C	0	0	0 0			88,064.00 SF	2.00	100	2007	2007	3	56	98,632																						
14	0803	ASPHALT C	0	0	0 0			4,638.00 SF	2.00	100	2007	2007	3	56	5,195																						
15	0803	ASPHALT C	0	0	0 0			3,374.00 SF	2.00	100	2007	2007	3	56	3,779																						
16	0400	CONC CURB	0	0	0 0			1,964.00 LF	15.00	100	2007	2007	3	89	26,219																						
17	0402	CONC BUMPE	0	0	0 0			20.00 UT	25.00	100	2007	2007	3	89	445																						
18	0812	CONCRETE C	0	0	0 0			1,470.00 SF	4.00	100	2007	2007	3	86	5,057																						
19	0812	CONCRETE C	0	0	75 5			375.00 SF	4.00	100	2007	2007	3	86	1,290																						
20	0812	CONCRETE C	0	0	0 0			1,271.00 SF	4.00	100	2007	2007	3	86	4,372																						
LAND DESCRIPTION						TOTAL OB/XF										150,577																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
																				</																	

**FAIRWAY SADLER LLC/
728 SHADES CREEK PKWY STE 210
BIRMINGHAM, AL 35209**

00-00-30-024B-0001-0000

[illegible]

[illegible]