



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structur	10	STEEL FRME 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	01	MINIMUM 100			
Interior Floo	03	CONC FINSH 100			
Ceiling	04	NONE 100			
Air Condition	03	CENTRAL 100			
Heating Type	01	NONE 100			
Plumbing		3 100			
Frame	05	STEEL 100			
Story Height		10 100			
RMS		38 100			
Stories	1.	1. 100			
Class	00	. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
DOR CODE	4840	MINI STORAGE			
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	2,125	100	2004	2,125	61,575
GOF	200	210	2004	420	12,170
SFB	650	80	2004	520	15,068
SFB	850	80	2004	680	19,704
TOTALS	3,825			3,745	108,516

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
4804	06	3,745	96.4072	39.29	147,141	2004	2004	0	0	0	26.25	73.75	
1 MINI WAREH 0% - 0 Heated Area: 3525 HX Base Yr													
2137 SADLER RD, FERNANDINA BEACH													
BLD DATE 05/13/2026 XF DATE 05/13/2026 INC DATE 05/13/2026 LGL DATE 05/07/2026 LAND DATE 05/07/2026 AG DATE 05/07/2026													

NASSAU COUNTY PROPERTY				PAGE 1 of 3		2
VALUATION SUMMARY						
VALUATION BY						DIRECT_CAP
Tax Group: 2			Tax Dist:			
BUILDING MARKET VALUE						1,704,559
TOTAL MARKET OB/XF VALUE						0
TOTAL LAND VALUE - MARKET						0
TOTAL MARKET VALUE						1,704,559
SOH/AGL Deduction						718,543
ASSESSED VALUE						986,016
TOTAL EXEMPTION VALUE						0
BASE TAXABLE VALUE						986,016
TOTAL JUST VALUE						1,704,559
NCON VALUE						0
INCOME VALUE						1704559
PREVIOUS YEAR MKT VALUE						1,416,861

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0803	ASPHALT C	0	0	0	13,600.00	SF	2.00	2.00	100	2004	2004	3
2	0810	CONCRETE A	0	0	27	756.00	SF	6.50	6.50	100	2004	2004	3
3	0810	CONCRETE A	0	0	5	50.00	SF	6.50	6.50	100	2004	2004	3
4	0400	CONC CURB	0	0	0	52.00	LF	15.00	15.00	100	2004	2004	3
5	0920	CWALL-WD/M	0	0	0	140.00	LF	390.00	390.00	100	2004	2004	3
6	6001	ROLLUP DR	0	0	0	169.00	UT	200.00	200.00	100	2004	2004	3
7	0092	AUTO GATE	0	0	0	2.00	UT	3,500.00	3,500.00	100	2005	2005	3
8	0430	CL FNC 6B	0	0	0	30.00	LF	11.16	11.16	100	2005	2005	3
9	0465	FNC GT 15'	0	0	0	1.00	UT	607.50	607.50	100	2005	2005	3
10	0424	CL FNC 6'	0	0	0	140.00	LF	23.00	23.00	100	2005	2005	3

LAND DESCRIPTION													
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
1	004800	C	WAREHOUSE	0	0003	C-2	0.00	0.00	58,312.00	SF		1.00	1.00
TOTAL OB/XF 40,256													
ADJ UNIT PRICE 20.00 ADJ UNIT PRICE 15.00 LAND VALUE 874,680													
OTHER ADJUSTMENTS AND NOTES													
YEAR DENSITY DECL FRZ YR CONSRV													
REVIEW DATE 06/01/2026 BY TD Total Acres: 1.34 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0													

**GROW INVESTMENTS LLC/
401 YACHT CLUB LANE
ST SIMONS ISLAND, GA 31522**

00-00-30-036A-0004-0000

[illegible]

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