



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	16	100
Frame	03	MASONRY 100
Story Height	18	100
RMS	3	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

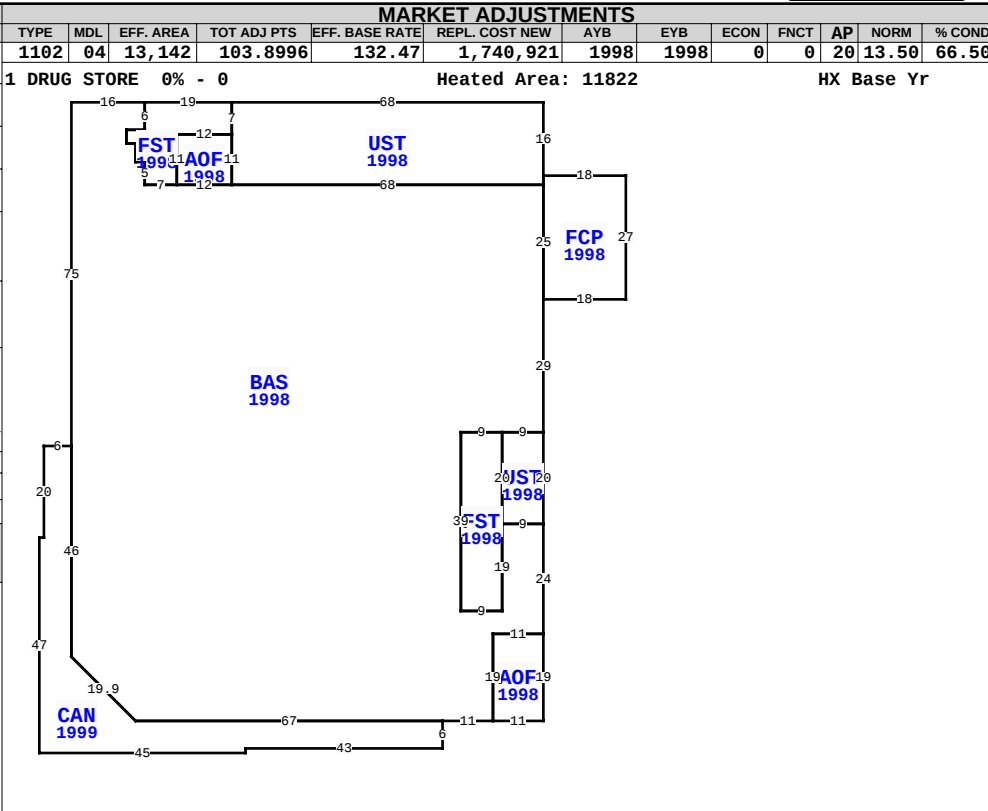
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	2004.00	01

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	132	100	1998	132	11,628
AOF	209	100	1998	209	18,411
BAS	11,481	100	1998	11,481	11,391
CAN	1,071	30	1999	321	28,278
FCP	486	30	1998	146	12,862
FST	230	50	1998	115	10,131
FST	351	50	1998	176	15,504
UST	180	40	1998	72	6,343
UST	1,224	40	1998	490	43,165

TOTALS	15,364			13,142	157,712
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0090	AUTO DOOR	0	0	0	0	2.00	UT	2,500.00
2	0381	COOLER	0	0	8	22	176.00	SF	82.50
3	0382	CHILLER	0	0	8	15	120.00	SF	92.50
4	0400	CONC CURB	0	0	0	0	1,345.00	LF	15.00
5	0402	CONC BUMPE	0	0	0	0	8.00	UT	25.00
6	0424	CL FNC 6'	0	0	0	0	780.00	LF	20.00
7	0425	CL FNC 8'	0	0	0	0	54.00	LF	10.65
8	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00
10	0803	ASPHALT C	0	0	0	0	36,630.00	SF	2.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001100	C	STORE 1FLR	0	0003	C-2	258.00	290.00	74,820.00



2101 SADLER RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2026	DC
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0090	AUTO DOOR	0	0	0	0	2.00	UT	2,500.00
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TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001100	C	STORE 1FLR	0	0003	C-2	258.00	290.00	74,820.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	1,157,712								
TOTAL MARKET OB/XF VALUE	146,166								
TOTAL LAND VALUE - MARKET	1,496,400								
TOTAL MARKET VALUE	2,800,278								
SOH/AGL Deduction	294,194								
ASSESSED VALUE	2,506,084								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	2,506,084								
TOTAL JUST VALUE	2,800,278								
NCON VALUE	0								
INCOME VALUE	2647034								
PREVIOUS YEAR MKT VALUE	2,647,034								

WALGREEN DRUG STORE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151945	REMODEL	15,000	08/21/2015
20131691	MECH OTHER	20,294	07/18/2013
20131216	H/AC	20,294	05/30/2013
20121619	ELEC OTHER	800	08/09/2012
20120415	A/C FOR WALGREENS	11,000	03/14/2012
20111626	OTHER	6,800	09/16/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2696/974	1/18/2024	QC	U	I	11	100
GRANTOR: SHERMAN MONROE J REV						
GRANTEE: CREDIT SHELTER TRUS						
2046/1018	5/13/2016	SW	U	I	11	100
GRANTOR: SHERMAN MONROE						
GRANTEE: MONROE J SHERMAN RE						

BUILDING NOTES									
BAS=[YR=1998;ORIG=-105,-16] W16 S75 S46 D14R14 E67 E11 N19 E11 N24 W9 S19 W9 N39 E9 E9 N29 N25 W68 W12 W7 N5 W2 N4 W2 N3 E4 N6 \$									
UST=[YR=1998;LABEL=Stockroom;ORIG=-18,0] N16 W68 S7 S11 E68 N2 \$									
CAN=[YR=1999;ORIG=-121,59] W6 S20 W1 S47 E45 N1 E43 N6 W67 U14L14 N46 \$									
FCP=[YR=1998;ORIG=0,0] W18 S2 S25 E18 N27 \$									
FST=[YR=1998;ORIG=-27,56] W9 S39 E9 N19 N20 \$									
FST=[YR=1998;ORIG=-86,-16] W19 S6 W4 S3 E2 S4 E2 S5 E7 N11 E12 N7 \$									
AOF=[YR=1998;ORIG=-29,119] E11 N19 W11 S19 \$									

CREDIT SHELTER TRUST
20281 EAST COUNTRY CLUB DR APT
AVENTURA, FL 33180

00-00-30-036A-0007-0010

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