



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	02	SHED 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	5	100
Frame	03	MASONRY 100
Story Height		9 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS

MAP NUM		MKT AREA	02
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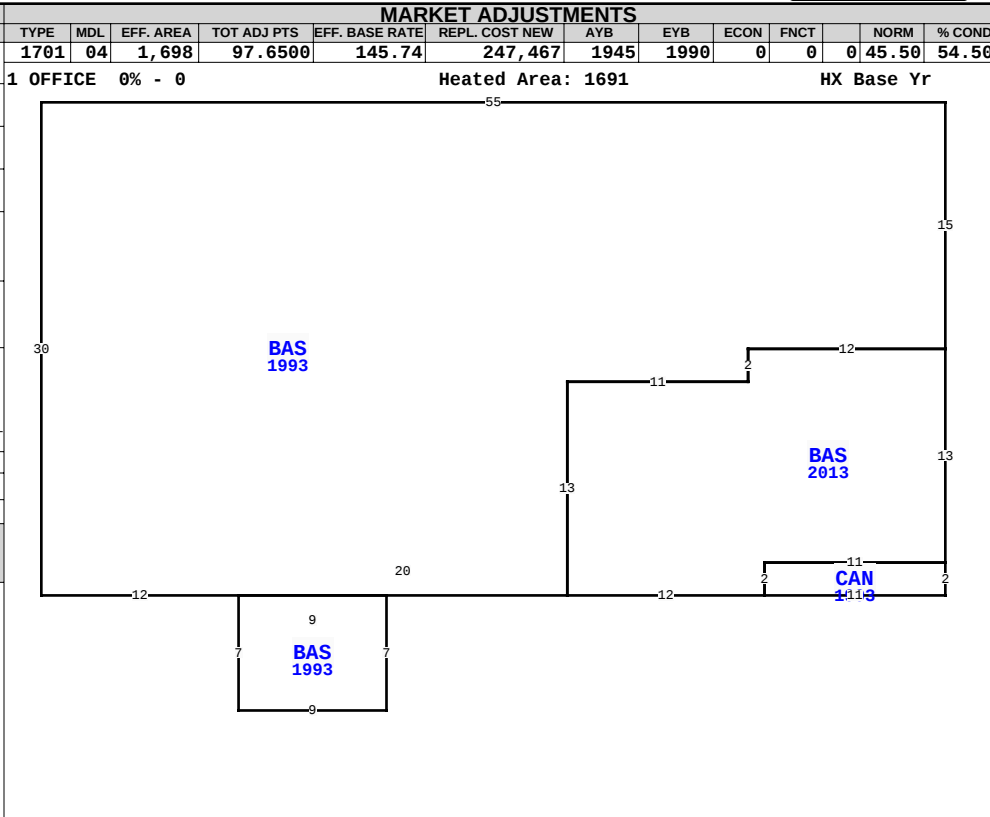
NEIGHBORHOOD/LOC	2004.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	63	100	1993	63	5,004
BAS	1,327	100	1993	1,327	105,401
BAS	301	100	2013	301	23,908
CAN	22	30	1993	7	556

TOTALS	1,713			1,698	134,870
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0801	ASPHALT A	0	0	37	3	148.00	SF	3.00	3.00	
2	0803	ASPHALT C	0	0	0	0	3,411.00	SF	2.00	2.00	
3	0097	AWNING CN	0	0	8	0	8.00	SF	65.00	65.00	
4	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	
5	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	
6	0680	POLE SHED	0	0	24	8	192.00	SF	10.00	10.00	
7	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001200	C	STORE COMB	0		CG	100.00	400.00	39,290.00	SF	



2245 SADLER RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2026	DC
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
25,516											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			134,870
TOTAL MARKET OB/XF VALUE			25,516
TOTAL LAND VALUE - MARKET			785,800
TOTAL MARKET VALUE			946,186
SOH/AGL Deduction			587,070
ASSESSED VALUE			359,116
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			359,116
TOTAL JUST VALUE			946,186
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			709,797

EST AYBS OF STRG SHEDS IN REAR (VIA AERIALS) : KW
DESTINATION AMELIA & ATLANTIC PROPERTIES INTERNATI

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000291	REPAIR/RRF	9,355	01/10/2018
B25586	ADDITION	4,854	01/01/2012
B9401204	XFOB	3,328	07/01/1994
4487	H/AC	3,300	01/28/1993
8386	REPAIR/RRF	2,400	09/17/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2571/0586	6/08/2022	WD U	I	I	11	100	
GRANTOR: RAWLS ROBIN							
GRANTEE: RAWLS ROBIN & SAMUE							
1763/0389	10/17/2011	WD U	I	I	11	150,000	
GRANTOR: GOLBAN COSTICA & GEOR							
GRANTEE: RAWSON BRIAN & ELIZ							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W5 S30 E12 BAS=[YR=1993] S7 E9 N7 W9\$ E20BAS=[YR=2013] E12 CAN=[YR=1993] E11N2W11S2\$N2E11N13W12 S2W11S13\$N13E11N2E12N15\$.							