BLOCK 1 LOT 21 (EX S-1)
EX ESMT IN OR 168/537
SADLER ESTATES PB 2/68

NEW HORIZONE LLC
1852 DRURY RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0600-0001-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

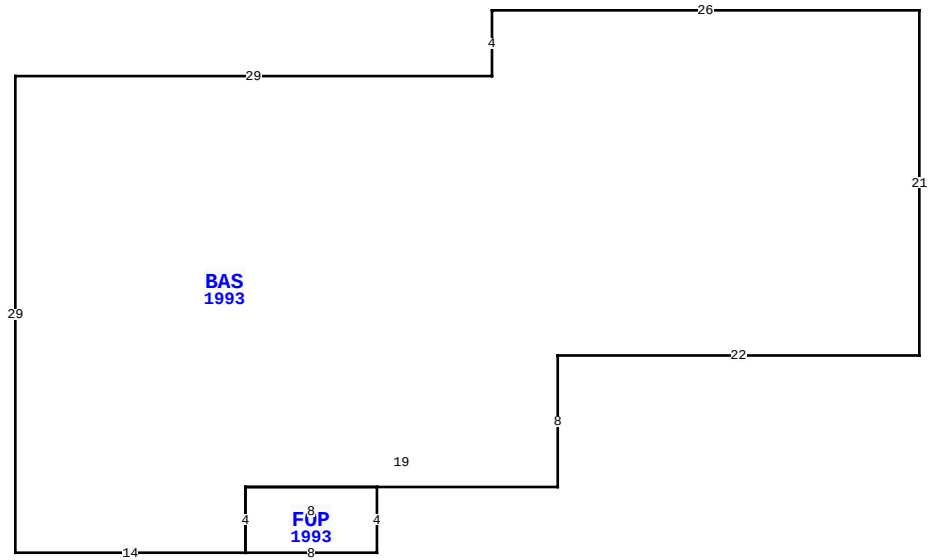
DOR CODE	1720	MEDICAL OFFICE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,359	100	1993	1,359	64,232
FOP	32	30	1993	10	473
TOTALS	1,391			1,369	64,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	1,369	98.2800	168.80	231,087	1958	1980	0	0	0	72.00	28.00

1 MDL OFFICE 0% - 0 Heated Area: 1359 HX Base Yr



2201 SADLER RD, FERNANDINA BEACH

BLD DATE	01/13/2022	KK	LGL DATE	
XF DATE	01/13/2022	KK	LAND DATE	04/21/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		64,704
TOTAL MARKET OB/XF VALUE		7,169
TOTAL LAND VALUE - MARKET		579,560
TOTAL MARKET VALUE		651,433
SOH/AGL Deduction		268,283
ASSESSED VALUE		383,150
TOTAL EXEMPTION VALUE	03	383,150
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		651,433
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		610,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051686	CONNECT TO CITY S	1,000	04/28/2005
3999	REPAIR/RRF	6,000	04/03/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2850/802	3/02/2026	WD	U	I	17	657,000
GRANTOR: NASSAU COUNTY MENTAL						
GRANTEE: NEW HORIZONE LLC						
2019/1904	12/18/2015	WD	Q	I	02	265,000
GRANTOR: BONER EDWARD E JR						
GRANTEE: NASSAU COUNTY MENTA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S4 W29 S29 E14 FOP=[YR=1993] E8 N4 W8 S4 $ N4 E19 N8 E22 N21 $.

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	0810	CONCRETE A	0	0	74	12	852.00	SF	6.50	6.50	100	1987	1987	3	47	2,603	
2	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	1987	1987	3	47	73	
3	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1999	1999	3	20	576	
4	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2016	2016	3	96	24	
5	0811	CONCRETE B	0	0	0	0	788.00	SF	5.20	5.20	100	2016	2016	3	95	3,893	

LAND DESCRIPTION

TOTAL OB/XF 7,169

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	008600	C	COUNTY	0	0003	CG	100.00	291.00	28,978.00	SF		1.00	1.00	1.00	20.00	20.00	579,560							

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 579,560 Market: 0 Agricultural: 0 Common: 579,560 PRINTED 07/09/2026 BY SYS