BLOCK 2 N196.5 FT OF W85.2 FT
OF LOT 12 & N196.5 FT OF LOTS 13
IN OR 1526/832 (EX PT IN OR 2710

PINELAND HOLDING COMPANY LLC
427 BULL STREET
SAVANNAH, GA 31401

2026

00-00-30-0600-0002-0121

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2270 SADLER RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	263,970
TOTAL MARKET VALUE	263,970
SOH/AGL Deduction	0
ASSESSED VALUE	263,970
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	263,970
TOTAL JUST VALUE	263,970
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	263,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/0832	9/21/2007	WD	Q	V		725,000
GRANTOR: HURST WILLIAM P & DIA						
GRANTEE: PINELAND HOLDING CO						
1188/1672	11/17/2003	WD	Q	V		425,000
GRANTOR: COURSON CHARLES A & S						
GRANTEE: HURST WILLIAM P & D						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	0		R-2			43,995.00	SF		1.00	1.00	1.00	6.00	6.00	263,970							

REVIEW DATE 11/14/2024 BY KWA Total Acres: 0.00 Total Land Value: 263,970 Market: 0 Agricultural: 0 Common: 263,970 PRINTED 07/09/2026 BY SYS