



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	21	STONE 20
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	04	BUILT-UP 30
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	16	100
Frame	05	STEEL 100
Story Height		14 100
RMS		11 100
Stories	1.	1. 100
Units		0 100

Quantity	00	ONE	Level 03
DOR CODE	2300	FINANCIAL BLDG	

MAP NUM		MKT AREA	01
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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	3,006	100	2003	3,006	601,128
CAN	261	30	2003	78	15,598
CAN	1,150	30	2003	345	68,992
PTO	138	5	2003	7	1,400
PTO	138	5	2003	7	1,400
SFB	72	80	2003	58	11,598

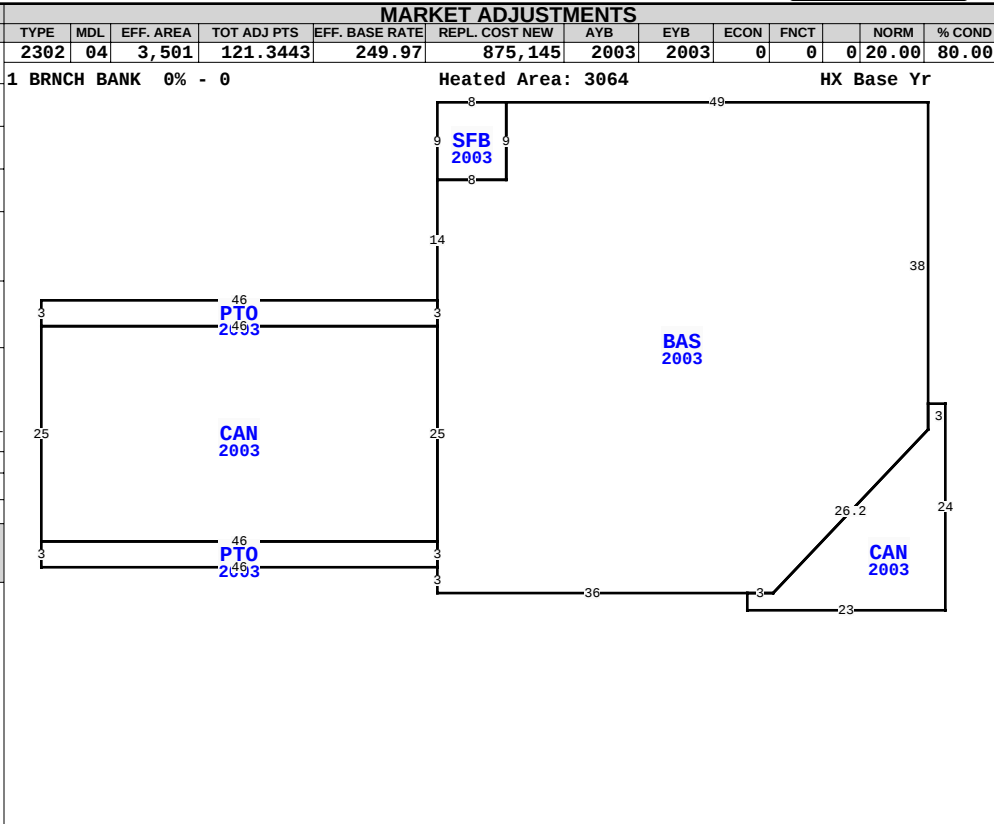
TOTALS	4,765			3,501	700,116
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EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

L N	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	0400	CONC CURB	0	0	0	0		970.00	LF	15.00				12,368	
2	0402	CONC BUMPE	0	0	0	0		9.00	UT	25.00				191	
3	0803	ASPHALT C	0	0	0	0		15,175.00	SF	2.00				15,175	
4	0812	CONCRETE C	0	0	0	0		1,100.00	SF	4.00				3,520	
5	0819	CONC 12"	0	0	6	6		36.00	SF	8.55				246	
6	0810	CONCRETE A	0	0	4	12		48.00	SF	6.50				250	
7	0819	CONC 12"	0	0	10	30		300.00	SF	8.55				2,052	
8	0972	ST LGHT UN	0	0	0	0		8.00	UT	3,289.00				14,472	
9	0978	SECURTY LT	0	0	0	0		7.00	UT	450.00				1,733	
10	2010	RVLT DR 6"	0	0	0	0		3.00	UT	21,000.00				59,220	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D

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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002300	C	FINANCIAL	0	0003	C-1	0.00	0.00	32,234.00	SF		1.00	1.00	1.00	22.00	22.00	709,148							



1409 SADLER RD, FERNANDINA BEACH

BLD DATE	01/25/2019	KK	LGL DATE	
XF DATE			LAND DATE	05/07/2026
INC DATE			AG DATE	DC

TOTAL OB/XF															109,227
L N	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
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NASSAU COUNTY PROPERTY										PAGE 1 of 2	2
VALUATION SUMMARY										DIRECT_CAP	

Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,138,248
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,138,248
SOH/AGL Deduction		0
ASSESSED VALUE		1,138,248
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,138,248
TOTAL JUST VALUE		1,138,248
NCON VALUE		0
INCOME VALUE		1138248
PREVIOUS YEAR MKT VALUE		1,075,895

REGIONS BANK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131777	H/AC	46,780	07/26/2013
20071146	ELEC OTHER	200	06/19/2007
20033584	OTHER	5,000	07/30/2003
20033570	SIGNS	5,720	07/28/2003
20033492	NEW CONSTR	1,000	07/15/2003
20033107	NEW CONSTR	16,000	05/16/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

1243/0174	7/01/2004	SW	Q	I	05	11,000,000	
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GRANTOR: ISLAND WALK SHOPPING							
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GRANTEE: ISLAND WALK ASSOCIA							
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1119/1940	3/10/2003	WD	Q	I		721,000	
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GRANTOR: PARKEMORE FAIRVIEW LL							
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GRANTEE: AMSOUTH BANK							
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BUILDING NOTES							
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BUILDING DIMENSIONS							
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BAS=[YR=2003;ORIG=0,0] W49 S9 W8 S14 S3 S25 S3 S3 E36 E3
U19R18 N38 \$
CAN=[YR=2003;ORIG=-103,26] S25 E46 N25 W46 \$
CAN=[YR=2003;ORIG=-21,57] S2 E23 N24 W2 S3 D19L18 W3 \$
PTO=[YR=2003;ORIG=-57,23] W46 S3 E46 N3 \$
PTO=[YR=2003;ORIG=-103,51] S3 E46 N3 W46 \$
SFB=[YR=2003;ORIG=-49,0] W8 S9 E8 N9 \$
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REVIEW DATE 01/01/2023 BY CD Total Acres: 0.74 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS