

LOT 1
IN OR 1884/1211
AMELIA LANDINGS PB 5/291

CKK PROPERTIES LLC/
2398 SADLER RD
FERNANDINA BEACH, FL 32034

2026

00-00-31-142L-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	8	100
Frame	02	WOOD FRAME 100
Story Height	10	100
RMS	16	100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 1800MULTI STORY OFFICE

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,930	100	1995	1,930	170,386
CAN	75	30	1995	22	1,942
CAN	80	30	1995	24	2,119
CAN	495	30	1995	148	13,066
CAN	495	30	1995	148	13,066
FUS	1,930	100	1995	1,930	170,386
STR	75	10	1995	8	707

TOTALS 5,080 4,210 371,671

EXTRA FEATURES

TOTALS	5,080			4,210	371,671		
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0803	ASPHALT C	0	0	0	0	
2	0812	CONCRETE C	0	0	0	0	
3	0810	CONCRETE A	0	0	9	3	
4	0402	CONC BUMPE	0	0	0	0	
5	0444	BOX FNC 4'	0	0	0	0	
6	0811	CONCRETE B	0	0	0	0	
7	0400	CONC CURB	0	0	0	0	
8	0402	CONC BUMPE	0	0	0	0	
9	0810	CONCRETE A	0	0	9	4	
10	0810	CONCRETE A	0	0	0	0	

LAND DESCRIPTION

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	001700	C	1STORY OFF	0	0003	R-2	0.00	0.00	38,032.00	SF		1.00	1.00	1.00	10.00	10.00	380,320							

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND		PAGE 1 of 2									2
1701	04	4,210	91.0005	135.82	571,802	1995	1995	0	0	65	34.00	65.00		VALUATION SUMMARY									
1 OFFICE 0% - 0 Heated Area: 3860 HX Base Yr														VALUATION BY									STANDARD
														Tax Group: 2 Tax Dist:									
														BUILDING MARKET VALUE									995,161
														TOTAL MARKET OB/XF VALUE									37,339
														TOTAL LAND VALUE - MARKET									380,320
														TOTAL MARKET VALUE									1,412,820
														SOH/AGL Deduction									0
														ASSESSED VALUE									1,412,820
														TOTAL EXEMPTION VALUE									0
														BASE TAXABLE VALUE									1,412,820
														TOTAL JUST VALUE									1,412,820
														NCON VALUE									0
														INCOME VALUE									0
														PREVIOUS YEAR MKT VALUE									1,362,963

2384 SADLER RD, FERNANDINA BEACH

BLD DATE	11/24/2020	KK	LGL DATE	
XF DATE	11/24/2020	KK	LAND DATE	11/24/2020
INC DATE			AG DATE	

TOTAL OB/XF 25,372

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	001700	C	1STORY OFF	0	0003	R-2	0.00	0.00	38,032.00	SF		1.00	1.00	1.00	10.00	10.00	380,320							

REVIEW DATE 01/01/2023 BY CD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200082	REMODEL	2,300	08/17/2020
20112044	SIGN	99	11/09/2011
20071304	REMODEL	15,000	07/16/2007
B972241	NEW CONSTR	321,750	11/07/1997
B948762	NEW CONSTR	146,000	12/19/1994

GRANTOR: SHEFFIELD GEORGE W &
GRANTEE: CKK PROPERTIES LLC

0947/1210 8/31/2000 WD U I 09 100

GRANTOR: SHEFFIELD BARBARA A
GRANTEE: SHEFFIELD BARBARA A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W30 STR=[YR=1995] W15 S5 E15 N5\$ S5 W15 S36
CAN=[YR=1995] S9 E50 N50 W5 S45 W40 N4 W5\$ E5 S4 E40 N45\$
PTR=E25 CAN=[YR=1995] E8 S10 CAN=[YR=1995] E7 FUS=[YR=1995]
E30 CAN=[YR=1995] E5 S50 W50 N9 E5 S4 E40 N45 \$ S45 W40 N4 W5
N36 E15 N5 \$ S5 W15 N5 E8 \$ W8 N10 \$ W25 \$.

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CKK PROPERTIES LLC/
2398 SADLER RD
FERNANDINA BEACH, FL 32034

2026

00-00-31-142L-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	12	100
Frame	03	MASONRY 100
Story Height		10 100
RMS		23 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1800	MULTI STORY OFFICE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1087.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,750	100	1998	2,750	274,468
CAN	1,144	30	1998	343	34,234
CAN	1,179	30	1998	354	35,331
FST	30	50	1998	15	1,497
FST	30	50	1998	15	1,497
FUS	2,750	100	1998	2,750	274,468
PTO	24	5	1998	1	100
PTO	35	5	1998	2	199
PTO	115	5	1998	6	599
STR	109	10	1998	11	1,098
TOTALS	8,166			6,247	623,490

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
11	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00
12	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00
13	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	6,247	92.8796	138.62	865,959	1998	1998	0	0	28.00	72.00
2 OFFICE 0% - 0 Heated Area: 5500 HX Base Yr											
2384 SADLER RD, FERNANDINA BEACH											
BLD DATE	11/24/2020	KK	LGL DATE								
XF DATE	11/24/2020	KK	LAND DATE	11/24/2020	KK						
INC DATE			AG DATE								

TOTAL OB/XF											
11,967											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			995,161
TOTAL MARKET OB/XF VALUE			37,339
TOTAL LAND VALUE - MARKET			380,320
TOTAL MARKET VALUE			1,412,820
SOH/AGL Deduction			0
ASSESSED VALUE			1,412,820
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,412,820
TOTAL JUST VALUE			1,412,820
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,362,963

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1884/1211	10/11/2013	WD	Q	I	01	888,900
GRANTOR: SHEFFIELD GEORGE W &						
GRANTEE: CKK PROPERTIES LLC						
0947/1210	8/31/2000	WD	U	I	09	100
GRANTOR: SHEFFIELD BARBARA A						
GRANTEE: SHEFFIELD BARBARA A						

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=1998] W23 S5 BAS=[YR=1998] W32 CAN=[YR=1998] N5									
PTO=[YR=1998] N5 W7 S5 E7 \$ W7 S23 W5 S16 E5 S28 E25									
PTO=[YR=1998] S2 E12 N2 W12 \$ E37 N62 W6 S55 W50 N26									
FST=[YR=1998] N6 W5 S6 E5 \$ W5 N6 E5 N23 E1 \$ W1 S55 E50 N55									
W17 \$ E23 N5 \$ PTR= E20 STR=[YR=1998] E7 N2 E6 N1 E4 S8									
FUS=[YR=1998] E39 CAN=[YR=1998] E6 S62 W62 N28 W5 N16 E5 N18									
E6 S23 FST=[YR=1998] W5 S6 E5 N6 \$ W5 S6 E5 S26 E50 N55 \$ S55									
W50 N55 E11\$ W17 N5 \$ W20 \$.									