LOT 2
AMELIA LANDINGS PB 5/291

PAGE DAVID PEYTON JR
1702 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2026

00-00-31-142L-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

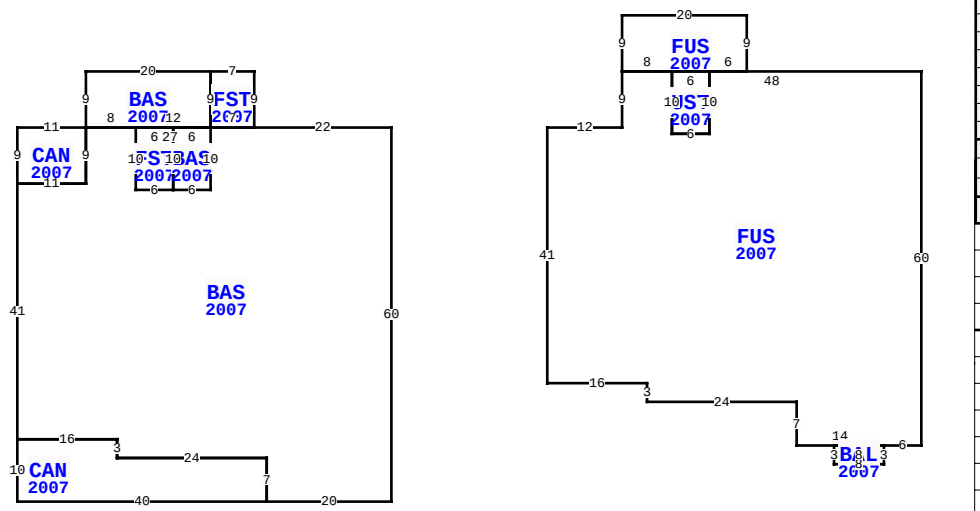
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	10	STEEL FRME 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 60
Interior Wall	08	DECORATIVE 40
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		21 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		17 100
Stories	2.	2. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	1800	MULTI STORY OFFICE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	24	15	2007	4	496
BAS	60	100	2007	60	7,436
BAS	180	100	2007	180	22,307
BAS	3,173	100	2007	3,173	393,216
CAN	99	30	2007	30	3,718
CAN	328	30	2007	98	12,145
FST	60	50	2007	30	3,718
FST	63	50	2007	32	3,966
FUS	240	100	2007	240	29,742
FUS	3,164	100	2007	3,164	392,101
TOTALS	7,451			7,035	871,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1701	04	7,035	109.2500	163.06	1,147,127	2007	2007	0	0	10	14.00	76.00

1 OFFICE 0% - 2023 Heated Area: 6817 HX Base Yr



** This building has 11 Sub-Areas

2380 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	871,817
TOTAL MARKET OB/XF VALUE	96,552
TOTAL LAND VALUE - MARKET	345,120
TOTAL MARKET VALUE	1,313,489
SOH/AGL Deduction	0
ASSESSED VALUE	1,313,489
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,313,489
TOTAL JUST VALUE	1,313,489
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,216,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101363	SIGN	60	08/16/2010
20091299	OTHER	3,900	09/24/2009
20091099	SIGN	1,200	08/20/2009
20091077	H/AC	7,000	08/17/2009
20091036	ELEC OTHER	4,000	08/05/2009
20090886	H/AC	4,000	07/07/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2687/79	12/28/2023	TD	U	I	11	100
GRANTOR: PAGE DAVID PEYTON REV						
GRANTEE: PAGE DAVID PEYTON J						
2551/1747	4/01/2022	WD	Q	I	01	1,420,000
GRANTOR: SADLER HOLDINGS GROUP						
GRANTEE: PAGE DAVID PEYTON R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W22 FST=[YR=2007] N9 W7 BAS=[YR=2007] W20 S9 E8 FST=[YR=2007] S10 E6 BAS=[YR=2007] E6 N10 W6 S10$ N10 W6$ E12 N9$ S9 E7$ W27 CAN=[YR=2007] W11 S9 E11 N9$ S9 W11 S41 CAN=[YR=2007] S10 E40 N7 W24 N3 W16$ E16 S3 E24 S7 E20 N60$ PTR= E25 FUS=[YR=2007] E12 N9 FUS=[YR=2007] N9 E20 S9 W6 UST=[YR=2007] W6 S10 E6 N10$ S10 W6 N10 W8$ E48 S60 W6 BAL=[YR=2007] S3 W8 N3 E8$ W14 N7 W24 N3 W16 N41$ W25 $.

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	0803	ASPHALT C	0	0	0	0	12,314.00	SF	2.00	2.00	100	2007	2007	3	56	13,792	
2	0400	CONC CURB	0	0	0	0	584.00	LF	15.00	15.00	100	2007	2007	3	89	7,796	
3	0402	CONC BUMPE	0	0	0	0	11.00	UT	25.00	25.00	100	2007	2007	3	89	245	
4	0811	CONCRETE B	0	0	8	8	64.00	SF	5.20	5.20	100	2007	2007	3	86	286	
5	1126	CB/STC 8"	0	0	0	0	126.00	SF	8.00	8.00	100	2007	2007	3	86	867	
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2007	2007	3	66	396	
7	0972	ST LGHT UN	0	0	0	0	6.00	UT	1,897.50	1,897.50	100	2007	2007	3	66	7,514	
8	0410	ELEVATOR	0	0	0	0	1.00	UT	45,000.00	45,000.00	100	2007	2007	3	100	45,000	
9	0966	FIRE SPRNK	0	0	0	0	6,817.00	SF	3.00	3.00	100	2007	2007	3	86	17,588	
10	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	100	2007	2007	3	86	140	

TOTAL OB/XF 93,624

LAND DESCRIPTION

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	001200	C	STORE COMB	0		R-2	0.00	0.00	28,760.00	SF		1.00	1.00	1.00	12.00	12.00	345,120							

REVIEW DATE 04/04/2025 BY KW Total Acres: 0.00 Total Land Value: 345,120 Market: 0 Agricultural: 0 Common: 345,120 PRINTED 07/09/2026 BY SYS

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TOTAL JUST VALUE	1,313,489
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,216,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090876	ADDITION	20,000	07/06/2009
20090768	ELEC OTHER	3,375	06/17/2009
20090702	ADDITION	20,000	06/04/2009
20090382	SIGN	2,000	03/26/2009
20090204	ELEC OTHER	7,000	02/13/2009
20090192	H/AC	10,000	02/12/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: PAGE DAVID PEYTON REV						
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2551/1747	4/01/2022	WD	Q	I	01	1,420,000
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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
11	0855	CONC PAVER	0	0	6	3	18.00	SF	10.00	10.00	100	2007	2007	3	86	155	
12	0422	CL FNC 4'	0	0	0	0	189.00	LF	15.00	15.00	100	2007	2007	3	66	1,871	
13	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2007	2007	3	66	198	
14	0810	CONCRETE A	0	0	18	7	126.00	SF	6.50	6.50	100	2007	2007	3	86	704	

LAND DESCRIPTION

TOTAL OB/XF 2,928

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

REVIEW DATE 04/04/2025 BY KW Total Acres: 0.00 Total Land Value: 345,120 Market: 0 Agricultural: 0 Common: 345,120 PRINTED 07/09/2026 BY SYS