UNIT 2-E
AMELIA LANDINGS I OR 388/157

KIERNAN ELIZABETH G REV TRUST/KIERNAN ELIZABETH G
2043 NEPTUNE CT
FERNANDINA BEACH, FL 32034

2026

00-00-31-142L-0002-00E0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Recreation	CLUBHOUSE	CLUBHOUSE 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	INTERIOR	INTERIOR 100
View Lump Sum	TYPICAL	TYPICAL 100
Desirability	3RD FLOOR	3RD FLOOR 100
Balcony	FSP	FSP 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1087.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	767			767	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1425300		767				1983	1983	100	100	0		

1 CONDO 0% - 0 HX Base Yr

2328 SADLER RD 2-E, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	228,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	228,000
SOH/AGL Deduction	0
ASSESSED VALUE	228,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	228,000
TOTAL JUST VALUE	228,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2023-0	REPLACE TWO DOORS	5,912	06/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2555/1105	4/12/2022	WD	U	I	11	100
GRANTOR: KIERNAN ELIZABETH						
GRANTEE: KIERNAN ELIZABETH G						
2125/1154	5/24/2017	WD	Q	I	01	160,000
GRANTOR: JONES CAREY B & CARME						
GRANTEE: KIERNAN ELIZABETH						

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

REVIEW DATE 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS