



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	PAGE 1 of 2													
Exterior Wall	16	WD FR STUC 100	2201	04	2,284	129.0555	277.15	633,011	2001	2003	0	0	60	20.00	20.00	VALUATION BY STANDARD													
Roof Structur	09	RIDGE FRME 100	1 FAST FOOD 0% - 2023														Heated Area: 2190												
Roof Cover	04	BUILT-UP 100															HX Base Yr												
Interior Wall	06	CUST PANEL 100																											
Interior Floo	11	CLAY TILE 90																											
Interior Floo	14	CARPET 10																											
Ceiling	01	FIN.SUSPD 100																											
Air Condition	04	ROOF TOP 100																											
Heating Type	04	AIR DUCTED 100																											
Fixtures	13	100																											
Frame	02	WOOD FRAME 100																											
Story Height		13 100																											
RMS		2 100																											
Stories	1.	1. 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
DOR CODE	2200	FAST FOOD																											
MAP NUM		MKT AREA															01												
NEIGHBORHOOD/LOC	2004.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,087	100	2001	1,087	60,252																								
BAS	288	100	2002	288	15,964																								
BAS	815	100	2002	815	45,175																								
CAN	32	30	2001	10	554																								
CAN	280	30	2001	84	4,656																								
TOTALS	2,502			2,284	126,602																								
EXTRA FEATURES						2108 SADLER RD, FERNANDINA BEACH																							
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	0964	HALON SYST	0	0	0	0	30.00	SF	50.00	50.00	100	2001	2001	3	77	1,155													
2	0964	HALON SYST	0	0	0	0	30.00	SF	50.00	50.00	100	2001	2001	3	77	1,155													
3	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2001	2001	3	20	160													
4	0400	CONC CURB	0	0	0	0	957.00	LF	15.00	15.00	100	2001	2001	3	83	11,915													
5	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	2001	2001	3	83	62													
6	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2001	2001	3	100	200													
7	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2001	2001	3	48	7,286													
8	1123	CB 8"	0	0	35	6	210.00	SF	6.15	6.15	100	2001	2001	3	77	994													
9	0812	CONCRETE C	0	0	0	0	1,945.00	SF	4.00	4.00	100	2001	2001	3	77	5,991													
10	0803	ASPHALT C	0	0	0	0	15,522.00	SF	2.00	2.00	100	2001	2001	3	50	15,522													
LAND DESCRIPTION						TOTAL OB/XF 44,440																							
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	002200	C	DRIVE-IN	0	0003	C-2	150.00	200.00	30,000.00	SF		1.00	1.00	1.15	17.50	20.13	603,750												
REVIEW DATE 04/04/2025 BY KW Total Acres: 0.69 Total Land Value: 603,750 Market: 0 Agricultural: 0 Common: 603,750 PRINTED 07/09/2026 BY SYS																													

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