

SADLER SQUARE LAND TRUST/PROPERTY MANAGEMENT SUPPO
1 SLEIMAN PARKWAY STE #270
JACKSONVILLE, FL 32216

29-3N-28-0000-0004-0080

[illegible]

SADLER SQUARE LAND TRUST/PROPERTY MANAGEMENT SUPPO
1 SLEIMAN PARKWAY STE #270
JACKSONVILLE, FL 32216

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 5											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND									
Exterior Wall	15	CONC BLOCK 80								1601	04	31,404	128.3230	151.10	4,745,144	1987	1987	0	0	30	50.00	20.00	VALUATION BY								
Exterior Wall	28	GLASS THRM 20								2 COMNTYSHOP 0% - 0														Heated Area: 30084							
Roof Structure	09	RIDGE FRME 100																						HX Base Yr							
Roof Cover	04	BUILT-UP 100																						BUILDING MARKET VALUE							
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE							
Interior Floor	14	CARPET 60																						TOTAL LAND VALUE - MARKET							
Interior Floor	11	CLAY TILE 40																						TOTAL MARKET VALUE							
Ceiling	04	NONE 100																						SOH/AGL Deduction							
Air Condition	04	ROOF TOP 100																						ASSESSED VALUE							
Heating Type	04	AIR DUCTED 100																						TOTAL EXEMPTION VALUE							
Fixtures	06	100																						BASE TAXABLE VALUE							
Frame	03	MASONRY 100																						TOTAL JUST VALUE							
Story Height	15	100																						NCON VALUE							
RMS	10	100																						INCOME VALUE							
Stories	1.	1. 100																						PREVIOUS YEAR MKT VALUE							
Units	0	100																													
BUD8 Adjustme	02	DIST FB 100																													
Occupancy	00	NONE 100																													
Quality	05	Quality Level 05																													
DOR CODE	1600	COMMUNITY SHOPPING																													
MAP NUM		MKT AREA																						01							
NEIGHBORHOOD/LOC	2004.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
AOF	256	100	1994	256	7,736																										
BAS	27,917	100	1994	27,917	843,652																										
CAN	76	30	1993	23	695																										
CAN	40	30	1994	12	363																										
CAN	2,310	30	1994	693	20,942																										
FST	128	50	1994	64	1,934																										
FST	1,056	50	1994	528	15,956																										
SFB	270	80	1994	216	6,528																										
SFB	2,119	80	1994	1,695	51,223																										
TOTALS	34,172			31,404	949,029																										
EXTRA FEATURES					2100 SADLER SQ, FERNANDINA BEACH										BLD DATE					LGL DATE											
															XF DATE					LAND DATE											
															INC DATE					AG DATE											
															05/15/2026					05/07/2026											
															REA					DC											
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														
11	0819	CONC 12"	0	0	0	0	93.00	SF	9.50	9.50	1	2009	2009	3	1	9															
12	0810	CONCRETE A	0	0	0	0	43.00	SF	6.50	6.50	1	2001	2001	3	1	3															
13	4950	BOLLARD	0	0	0	0	28.00	UT	100.00	100.00	1	1987	1987	3	1	28															
14	0964	HALON SYST	0	0	10	3	30.00	SF	50.00	50.00	1	1995	1995	3	1	15															
15	0975	ST LT/ARM	0	0	0	0	15.00	UT	500.00	500.00	1	1987	1987	3	1	75															
16	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	1	1987	1987	3	1	0															
17	0812	CONCRETE C	0	0	0	0	2,845.00	SF	4.00	4.00	1	2007	2007	3	1	114															
18	0803	ASPHALT C	0	0	0	0	10,880.00	SF	2.00	2.00	1	2007	2007	3	1	218															
19	0400	CONC CURB	0	0	0	0	1,225.00	LF	15.00	15.00	1	2007	2007	3	1	184															
20	0855	CONC PAVER	0	0	0	0	371.00	SF	10.00	10.00	1	2007	2007	3	1	37															
LAND DESCRIPTION										TOTAL OB/XF										683											
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							

PT OF GOV'T LOT 5
OR 1548/1576
FOOD LION LEASED PROPERTY

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2026

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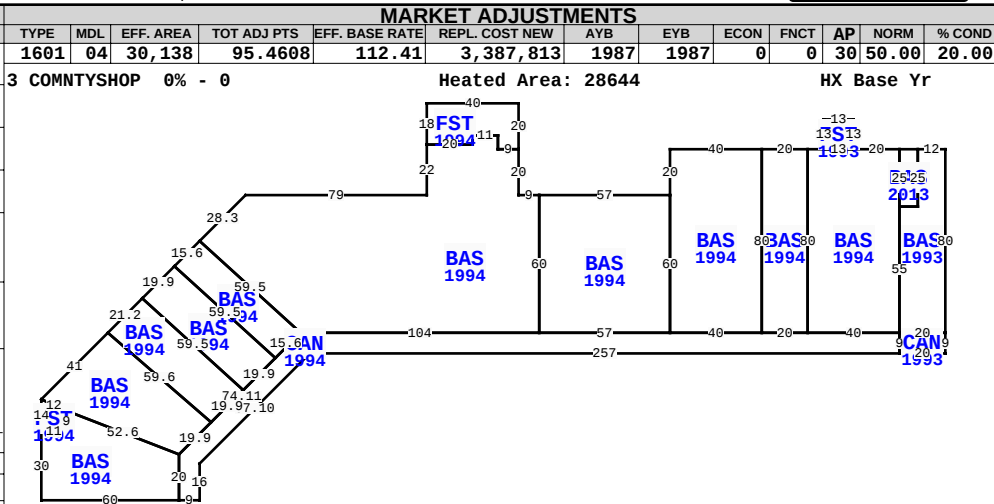
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 70
Interior Floo	03	CONC FINSH 30
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	85	100
Frame	03	MASONRY 100
Story Height	14	100
RMS	47	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1600	COMMUNITY SHOPPING
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	1,400	100	1993	1,400	31,475
BAS	924	100	1994	924	20,773
BAS	1,176	100	1994	1,176	26,439
BAS	1,218	100	1994	1,218	27,383
BAS	1,600	100	1994	1,600	35,971
BAS	1,776	100	1994	1,776	39,928
BAS	1,824	100	1994	1,824	41,007
BAS	3,200	100	1994	3,200	71,942
BAS	3,200	100	1994	3,200	71,942
BAS	3,420	100	1994	3,420	76,888
TOTALS	32,964			30,138	677,563

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
21	0810	CONCRETE A	0	0	0	0	117.00	SF	6.50
22	1123	CB 8"	0	0	27	0	1,225.00	SF	6.15
23	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00
24	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00
25	0097	AWNING CN	0	0	0	0	120.00	SF	65.00
26	0803	ASPHALT C	0	0	0	0	6,534.00	SF	2.00
27	0803	ASPHALT C	0	0	0	0	2,430.00	SF	2.00
28	0803	ASPHALT C	0	0	0	0	5,367.00	SF	2.00
29	1123	CB 8"	0	0	53	0	318.00	SF	6.15
30	0810	CONCRETE A	0	0	32	11	352.00	SF	6.50

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



** This building has 17 Sub-Areas

2100 SADLER SQ, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
	05/15/2026	REA	05/07/2026
			DC

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
21	0810	CONCRETE A	0	0	0	0	117.00	SF	6.50
22	1123	CB 8"	0	0	27	0	1,225.00	SF	6.15
23	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00
24	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00
25	0097	AWNING CN	0	0	0	0	120.00	SF	65.00
26	0803	ASPHALT C	0	0	0	0	6,534.00	SF	2.00
27	0803	ASPHALT C	0	0	0	0	2,430.00	SF	2.00
28	0803	ASPHALT C	0	0	0	0	5,367.00	SF	2.00
29	1123	CB 8"	0	0	53	0	318.00	SF	6.15
30	0810	CONCRETE A	0	0	32	11	352.00	SF	6.50

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	DIRECT_CAP								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	5,699,801								
TOTAL MARKET OB/XF VALUE	0								
TOTAL LAND VALUE - MARKET	0								
TOTAL MARKET VALUE	5,699,801								
SOH/AGL Deduction	505,737								
ASSESSED VALUE	5,194,064								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	5,194,064								
TOTAL JUST VALUE	5,699,801								
NCON VALUE	0								
INCOME VALUE	5699801								
PREVIOUS YEAR MKT VALUE	4,721,876								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130156	REPAIR/RRF	2,400	01/22/2013
20130119	OTHER	500	01/16/2013
20130034	GAS	500	01/07/2013
20130041	ELEC OTHER	1,000	01/07/2013
20121963	GAS	0	09/24/2012
20111818	SIGN	0	10/10/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1548/1576	1/31/2008	WD	Q	I	02	100	
GRANTOR: SOUTHEASTERN PROPERTY							
GRANTEE: PROPERTY MANAGEMENT							
1548/1576	1/31/2008	WD	Q	I	02	100	
GRANTOR: SOUTHEASTERN PROPERTY							
GRANTEE: PROPERTY MANAGEMENT							

BUILDING NOTES									
BAS=[YR=1994;LABEL=unit:2126;ORIG=-177,22] W9 N20 W9 N6 W11 S4 W20 S22 W79 D20L20 D40R44 E104 N60 \$									
BAS=[YR=1994;LABEL=unit:2122;ORIG=-177,22] E57 S60 W57 N60 \$									
BAS=[YR=1994;LABEL=unit:2118;ORIG=-120,2] E40 S80 W40 N60 N20 \$									
BAS=[YR=1994;LABEL=unit:2112;ORIG=-60,2] E7 E13 E20 S25 S55 W40 N80 \$									
CAN=[YR=1994;ORIG=-334,155] E9 N16 U48R48 E257 N9 W40 W20 W40 W57 W104 D53L53 S20 \$									
BAS=[YR=1994;LABEL=unit: 2136;ORIG=-365,82] D39R45 D14L14 U19L49 U5L11 U29R29 \$									
BAS=[YR=1994;LABEL=unit:2116;ORIG=-80,2] E20 S80 W20 N80 \$									

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