BLOCK 6 LOT 48 & PARK PARCEL
LYING SLY AND ADJ TO
IN OR 2649/750

CANNINGTON JOINT REV TRUST/CANNINGTON RICHARD TRUS
12822 OXFORD CROSSING DR
JACKSONVILLE, FL 32224

2023

00-00-30-010A-0006-0480

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	02	SHED 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

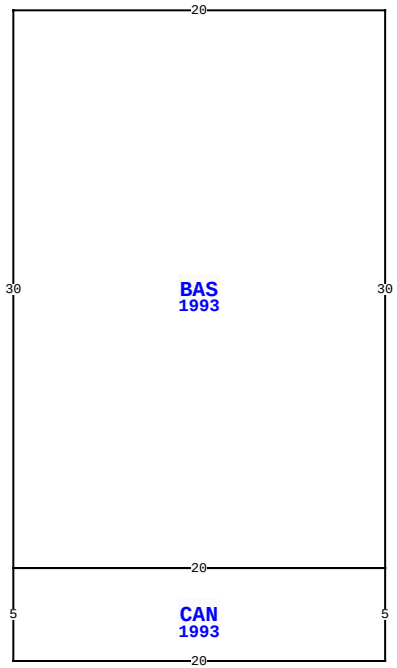
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	7,642
CAN	100	30	30	382
TOTALS	700		630	8,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
1101	04	630	86.9400	127.37	80,243	1969	1969	0	0	10	50.00	10.00

1 RETAILSTOR – 0% - 2023 Heated Area: 600 HX Base Yr



BLD DATE	08/19/2013	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

1833 LEWIS ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	8,024
TOTAL MARKET OB/XF VALUE	120
TOTAL LAND VALUE - MARKET	540,000
TOTAL MARKET VALUE	548,144
SOH/AGL Deduction	0
ASSESSED VALUE	548,144
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	548,144
TOTAL JUST VALUE	548,144
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	437,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2649/750	6/19/2023	SW	U	I	11	100
GRANTOR: CANNINGTON RICHARD &						
GRANTEE: CANNINGTON JOINT RE						
2536/1720	2/02/2022	WD	Q	I	01	400,000
GRANTOR: WILLIAMS RUDOLPH B TR						
GRANTEE: CANNINGTON RICHARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S30 CAN=[YR=1993] S5 E20 N5 W20$ E20 N30$.

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	0810	CONCRETE A	0	0	0	0	88.00	SF	6.50	6.50	100	1969	1969	3	21	120	

LAND DESCRIPTION

TOTAL OB/XF 120

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	001100	C	STORE 1FLR	0	0006	CG	72.00	100.00	72.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	540,000							

REVIEW DATE 01/14/2021 BY HSA Total Acres: 0.00 Total Land Value: 540,000 Market: 0 Agricultural: 0 Common: 540,000 PRINTED 08/02/2023 BY SYS