

BLOCK 8 LOT 4  
IN OR 2218/219  
AMERICAN BEACH 3 UNIT 2 PB 4/1

BRAUN RICHARD A & MARY J/BRUAN MARY J  
1640 LEWIS ST  
FERNANDINA BEACH, FL 32034

2023

00-00-30-010D-0008-0040



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 17 | CB STUCCO 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 11 | CLAY TILE 70   |
| Interior Floo            | 14 | CARPET 30      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 2 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 04 | REIN CONC 100  |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|  |  |  |
|--|--|--|
|  |  |  |
|--|--|--|

Quality 06 Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 03

NEIGHBORHOOD/LOC 3038.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 476              | 100         | 476          | 76,647               |
| FGR       | 350              | 55          | 192          | 30,917               |
| FOP       | 123              | 30          | 37           | 5,958                |
| FSP       | 100              | 40          | 40           | 6,441                |
| HXB       | 946              | 100         | 946          | 152,328              |
| HXP       | 135              | 30          | 40           | 6,441                |
| HXS       | 85               | 40          | 34           | 5,475                |
| PTO       | 40               | 5           | 2            | 322                  |
| STR       | 100              | 10          | 10           | 1,611                |

TOTALS 2,355 1,777 286,139

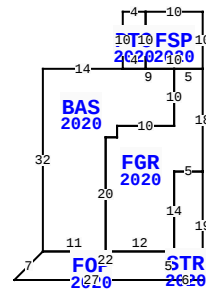
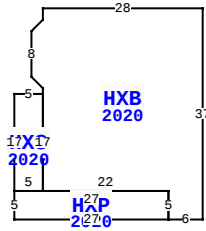
EXTRA FEATURES

| 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   | 0811       | CONCRETE B  | 0 100   | 0 | 0 | 936.00 | SF | 5.20  | 5.20           | 100       | 2020    | 2020        | 3 | 99     | 4,819           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |        |             |           |     |          |        |         |            |                |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| 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 |
| 1                | 000100   | C   | SFR                  | 100 |     | RS-2     | 50.00 | 113.00 | 50.00       | FF        |     | 1.00     | 1.00   | 1.00    | 4,500.00   | 4,500.00       |

REVIEW DATE 01/07/2021 BY RK

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |      |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900                                                       | 01  | 1,777     | 136.9650    | 162.65         | 289,029        | 2020 | 2020 | 0    | 0    | 1.00 | 99.00  |
| 1 SNGL FAM - 100% - 2023 Heated Area: 1422 HX Base Yr 2023 |     |           |             |                |                |      |      |      |      |      |        |



1640 LEWIS ST, FERNANDINA BEACH

|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |           |  |
|---------------------------|--|--|--|--|--|--|--|-----------|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |           |  |
| VALUATION BY              |  |  |  |  |  |  |  | STANDARD  |  |
| Tax Group: 8              |  |  |  |  |  |  |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  | 286,139   |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  | 4,819     |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  | 225,000   |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  | 515,958   |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  | 61,666    |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  | 454,292   |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  | 50,000    |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  | 404,292   |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  | 515,958   |  |
| NCON VALUE                |  |  |  |  |  |  |  | 0         |  |
| INCOME VALUE              |  |  |  |  |  |  |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  | 402,359   |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 19005905   | NEW CONSTR  | 204,795 | 06/05/2019 |

| SALES DATA                   |           |           |     |     |        |            |
|------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2218/0219                    | 8/01/2018 | WD        | Q   | V   | 02     | 94,000     |
| GRANTOR: CALHOUN JOHN R      |           |           |     |     |        |            |
| GRANTEE: BRAUN RICHARD A & M |           |           |     |     |        |            |
| 0478/0666                    | 1/01/1986 | WD        | U   | V   |        | 3,700      |
| GRANTOR:                     |           |           |     |     |        |            |
| GRANTEE:                     |           |           |     |     |        |            |

| BUILDING NOTES                                                                                                                                                                                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FSP=[YR=2020] W10 PTO=[YR=2020] W4 S10 BAS=[YR=2020] W14 S32 FOP=[YR=2020] D5 L5 E27 STR=[YR=2020] E6 N19 FGR=[YR=2020] N18 W5 S10 W10 S2 W2 S20 E12 N14 E5\$ W5 S14 W1 S5\$ N5 W 22\$ E11 N20 E2 N2 E10 N10 W9 \$ E4 N10 \$ S10 E10 N10 \$ PTR= N30 HXB=[YR=2020] N37 W28 S2 D2 L2 S8 D2 R2 S1 HXS=[YR=2020] W5 S17 HXP=[YR=2020] S5 E27 N5 W27 \$ E5 N17 \$ S17 E22 S5 E6 \$ S30 \$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |        |             |           |     |          |        |         |            |                |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| 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 |
| 1                | 000100   | C   | SFR                  | 100 |     | RS-2     | 50.00 | 113.00 | 50.00       | FF        |     | 1.00     | 1.00   | 1.00    | 4,500.00   | 4,500.00       |

REVIEW DATE 01/07/2021 BY RK Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS