BLOCK 9 LOTS 1 & 2 &
PT ABND R/W RESOLUTION 97-200
IN OR 460/351 & PT OR 812/1218

GREEN GEORGE N & FRANCES
PO BOX 15185
FERNANDINA BEACH, FL 32035

2023

00-00-30-010D-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

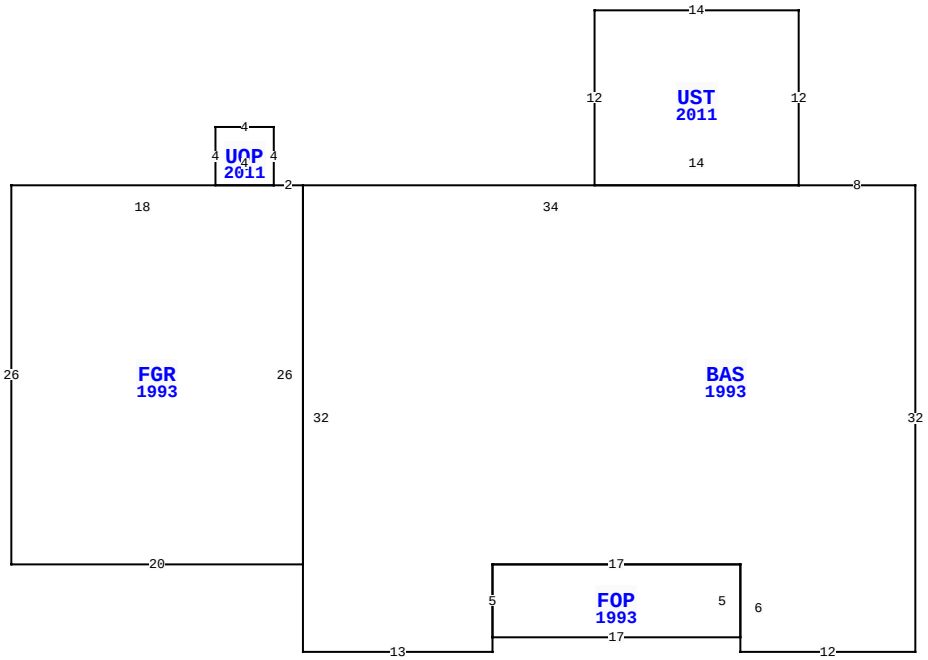
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	1,242	103,682
FGR	520	55	286	23,875
FOP	85	30	26	2,171
UOP	16	20	3	251
UST	168	45	76	6,344
TOTALS	2,031		1,633	136,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,633	109.6000	98.91	161,520	1989	1989	0	0	0	15.60	84.40

1 SINGLE FAM – 100% - 0 Heated Area: 1242 HX Base Yr



1524 LEWIS ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		136,323
TOTAL MARKET OB/XF VALUE		5,184
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		591,507
SOH/AGL Deduction		459,377
ASSESSED VALUE		132,130
TOTAL EXEMPTION VALUE	HX HB VX VP	93,565
BASE TAXABLE VALUE		38,565
TOTAL JUST VALUE		591,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		448,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217534	H/AC	0	08/01/2012
5473	NEW CONSTR	2,000	10/28/1988
3253	NEW CONSTR	0	10/20/1988
5229	NEW CONSTR	47,228	10/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0460/0351	7/01/1985	WD	U	V		1,867
GRANTOR:						
GRANTEE:						
0318/0094	7/01/1980	AA	Q	V		5,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 UST=[YR=2011] N12 W14 S12 E14 $ W34
FGR=[YR=1993] W2 UOP=[YR=2011] N4 W4 S4 E4 $ W18 S26 E20 N26 $ S32 E13 N1 FOP=[YR=1993] E17 N5 W17 S5 $ N5 E17 S6 E12 N32 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0812	CONCRETE C	0	100	0	0	1,178.00	SF	4.00	4.00	100	1989	1989	3	59.5	2,804	

LAND DESCRIPTION

TOTAL OB/XF 5,184

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	000100	C	SFR	100		RS-2	50.00	102.00	50.00	FF		1.00	1.00	0.80	4,500.00	3,600.00	180,000							
2	000100	C	SFR	100		RS-2	50.00	105.00	50.00	FF		1.00	1.00	0.80	4,500.00	3,600.00	180,000							
3	000120	C	SFR OCN FT	100		RS-2	25.00	99.00	25.00	FF		1.00	1.00	0.80	4,500.00	3,600.00	90,000							

REVIEW DATE 01/12/2016 BY DJX Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS