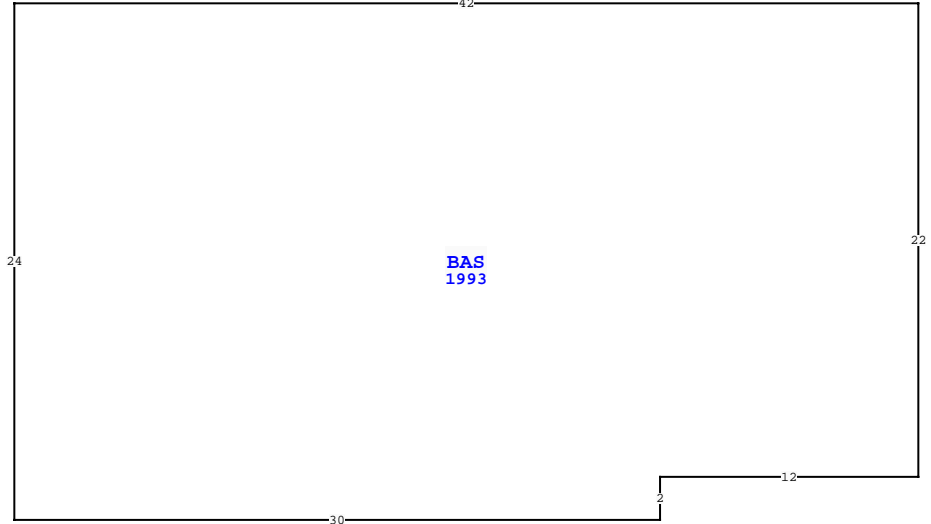




BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	05 AVERAGE 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floo	09 PINE WOOD 100			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	3 100			
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	984	100	984	80,296
TOTALS	984		984	80,296

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	984	107.0000	96.57	95,025	1989	1989	0	0	15.50	84.50		
1 SINGLE FAM - 0% - 0 Heated Area: 984 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			80,296
TOTAL MARKET OB/XF VALUE			264
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			305,560
SOH/AGL Deduction			133,278
ASSESSED VALUE			172,282
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			172,282
TOTAL JUST VALUE			305,560
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			233,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615152	ROOF	3,800	07/01/2016
0647	REMODEL	2,500	12/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2561/0548	3/28/2022	WD	U	I	11	100
GRANTOR: WILSON BETTY A						
GRANTEE: WILSON BETTY ANN RE						
0503/0833	11/01/1986	MS	U	V		7,400
GRANTOR:						
GRANTEE:						

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	0820	WOOD WALK	0	0	4	3		12.00	SF 11.75	100	1989	1989	3	40	56	
2	1242	WD DECK A	0	0	0	0		48.00	SF 10.00	100	1995	1995	3	20	96	
3	0810	CONCRETE A	0	0	0	0		24.00	SF 6.50	100	1995	1995	3	72	112	

1536 LEWIS ST, FERNANDINA BEACH

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W42 S24 E30 N2 E12 N22 \$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	000100	C	SFR	0		RS-2	50.00	106.00	50.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	225,000							