BLOCK 12 LOTS 1 & 2
IN OR 2061/1226
AMERICAN BEACH 3 UNIT 2 PB 4/1

LEWIS STREET LLC
960194 GATEWAY BLVD, SUITE # 101
FERNANDINA BEACH, FL 32034

2023

00-00-30-010D-0012-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	05	STEEL 100
Story Height		9 100
RMS		12 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

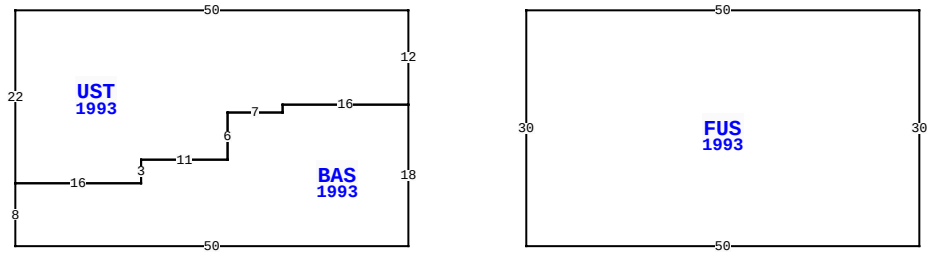
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	656	100	656	76,629
FUS	1,500	100	1,500	175,219
UST	844	40	338	39,483
TOTALS	3,000		2,494	291,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	2,494	114.2505	162.24	404,627	1995	1995	0	0	0	28.00	72.00

1 OFFICE 1&2 – 0% - 0 Heated Area: 2156 HX Base Yr



1416 LEWIS ST, FERNANDINA BEACH

BLD DATE	03/08/2019	KK	LGL DATE	
XF DATE	03/08/2019	KK	LAND DATE	03/08/2019 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	291,331
TOTAL MARKET OB/XF VALUE	9,503
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	750,834
SOH/AGL Deduction	285,889
ASSESSED VALUE	464,945
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	464,945
TOTAL JUST VALUE	750,834
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	535,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1419335	H/AC	0	03/01/2014
B9401296	NEW CONSTR	123,500	09/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2061/1226	7/28/2016	WD	Q	I	01	499,000
GRANTOR: KIM GOES TO WORK LLC						
GRANTEE: LEWIS STREET LLC						
1274/0999	11/17/2004	WD	Q	I		360,000
GRANTOR: SUMMERTIME BEACH SERV						
GRANTEE: KIM GOES TO WORK LL						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W50 S22 BAS=[YR=1993] S8 E50 N18 W16 S1 W7 S6 W11 S3 W16 $ E16 N3 E11 N6 E7 N1 E16 N12 $ PTR= E15
FUS=[YR=1993] E50 S30 W50 N30 $ W15 $.

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	0803	ASPHALT C	0	0	0	0	4,660.00	SF	2.00	2.00	100	1995	1995	3	50	4,660	
2	0811	CONCRETE B	0	0	0	0	554.00	SF	5.20	5.20	100	1995	1995	3	72	2,074	
3	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	100	1995	1995	3	79	198	
4	0446	BOX FNC 6'	0	0	0	0	107.00	LF	20.00	20.00	100	1995	1995	3	20	428	
5	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	1995	1995	3	39	351	
6	1242	WD DECK A	0	0	20	14	280.00	SF	10.00	10.00	100	2005	2005	3	27	756	
7	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	1995	1995	3	20	240	
8	0424	CL FNC 6'	0	0	0	0	8.00	LF	20.00	20.00	100	1995	1995	3	39	62	
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1995	1995	3	39	234	
10	0968	STAIRS	0	0	0	0	1.00	SF	500.00	500.00	100	2009	2009	3	100	500	

TOTAL OB/XF 9,503

LAND DESCRIPTION

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	001700	C	1STORY OFF	0			100.00	103.00	100.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	450,000							

REVIEW DATE 03/08/2019 BY KK Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS