

BLOCK 13 LOTS 1 2 & 3 &
FRACT OF R/W
K/A WASHINGTON ST

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

2023

00-00-30-010D-0013-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 60
Interior Wall	08	DECORATIVE 40
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	19	100
Frame	03	MASONRY 100
Story Height		13 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04

DOR CODE 2100 RESTAURANTS/CAFE

MAP NUM MKT AREA 03

NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,264	100	3,264	780,680
CAN	106	30	32	7,654
CAN	385	30	116	27,745
PTO	190	5	10	2,392
STP	12	10	1	239

TOTALS 3,957 3,423 818,709

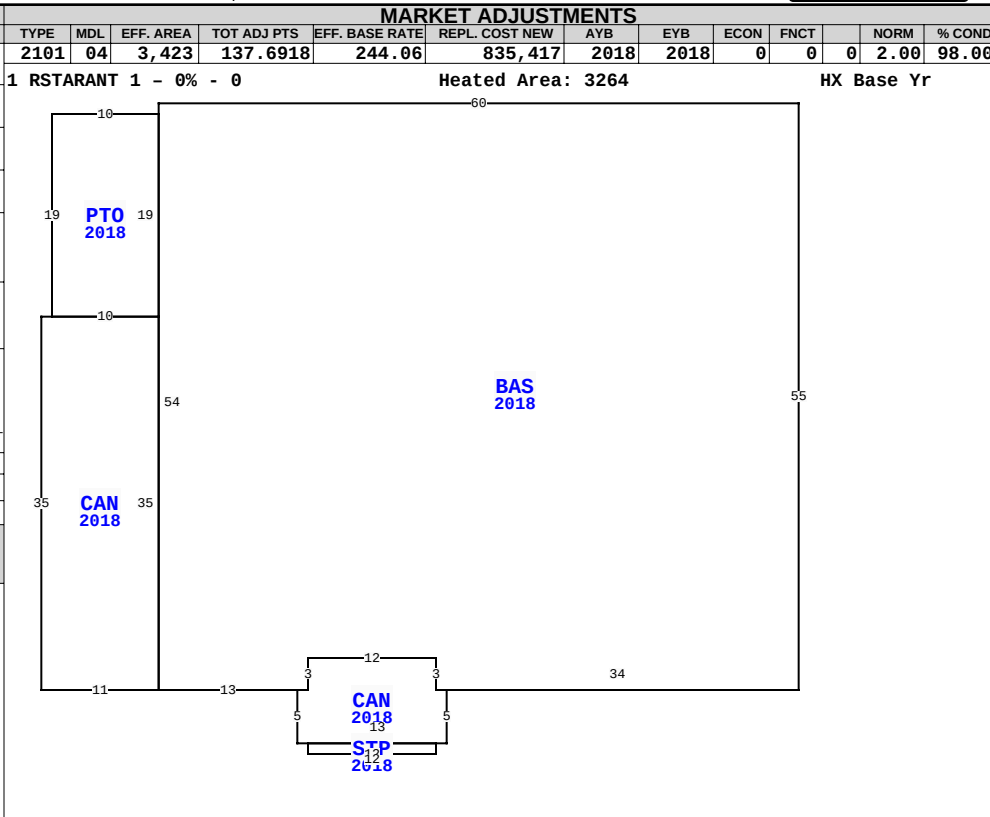
EXTRA FEATURES

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	0402	CONC BUMPE	0	0	0	0	17.00	UT	25.00	25.00	100	2010	2010	3	94	400	
2	0855	CONC PAVER	0	0	0	0	8,565.00	SF	10.00	10.00	100	2019	2019	3	99	84,794	
5	0648	LIGHTS-AV	0	0	0	0	31.00	UT	105.00	105.00	100	2018	2018	3	86	2,799	
11	0649	LIGHTS-GD	0	0	0	0	18.00	SF	168.75	168.75	100	2018	2018	3	86	2,612	
12	0835	QUARY TILE	0	0	32	5	160.00	SF	10.00	10.00	100	2018	2018	3	98	1,568	
13	0097	AWNING CN	0	0	0	0	34.00	SF	65.00	65.00	100	2018	2018	3	90	1,989	
14	0810	CONCRETE A	0	0	55	6	330.00	SF	6.50	6.50	100	2018	2018	3	98	2,102	
15	0810	CONCRETE A	0	0	16	3	48.00	SF	6.50	6.50	100	2018	2018	3	98	306	
16	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2018	2018	3	95	9,614	
17	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2018	2018	3	95	1,283	

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002100	C	RESTAURANT	0	0006	CI	0.00	0.00	19,232.00	SF		1.00	1.00	1.00	8.50	8.50	163,472							

REVIEW DATE 02/07/2019 BY KK



1408 LEWIS ST, FERNANDINA BEACH

BLD DATE	02/07/2019	KK	LGL DATE	
XF DATE	02/07/2019	KK	LAND DATE	02/07/2019
INC DATE			AG DATE	

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TOTAL OB/XF 107,467

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1	002100	C	RESTAURANT	0	0006	CI	0.00	0.00	19,232.00	SF		1.00	1.00	1.00	8.50	8.50	163,472							

Total Acres: 0.00 Total Land Value: 163,472 Market: 0 Agricultural: 0 Common: 163,472

NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		818,709
TOTAL MARKET OB/XF VALUE		129,851
TOTAL LAND VALUE - MARKET		163,472
TOTAL MARKET VALUE		1,112,032
SOH/AGL Deduction		497,193
ASSESSED VALUE		614,839
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		614,839
TOTAL JUST VALUE		1,112,032
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		771,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008015	ADDITION-ROOF	31,000	09/05/2017
17008016	ADDITION-ROOF	31,000	09/05/2017
17002326	ADDITION	800,000	03/21/2017
B1632540	DEMOLITION	20,000	06/01/2016
M026380	TANKS/BLRS	6,000	10/01/2002
M026386	GAS PUMPS	1,300	10/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2044/0099	5/05/2016	SW U	I	I	11	100
GRANTOR: HOGAN ROBERT REVOCABL						
GRANTEE: LEWIS STREET LLC						
2038/1559	4/07/2016	WD U	I	I	12	540,000
GRANTOR: CBC NATIONAL BANK						
GRANTEE: HOGAN ROBERT REVOCA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2018] W60 S1 PTO=[YR=2018] W10 S19 CAN=[YR=2018] W1 S35 E11 N35 W10\$ E10 N19\$ S54 E13 CAN=[YR=2018] S5 E1 STP=[YR=2018] S1 E12 N1 W12\$ E13 N5 W1 N3 W12 S3 W1\$ E1 N3 E12 S3 E34 N55\$.

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		8											
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY													
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