



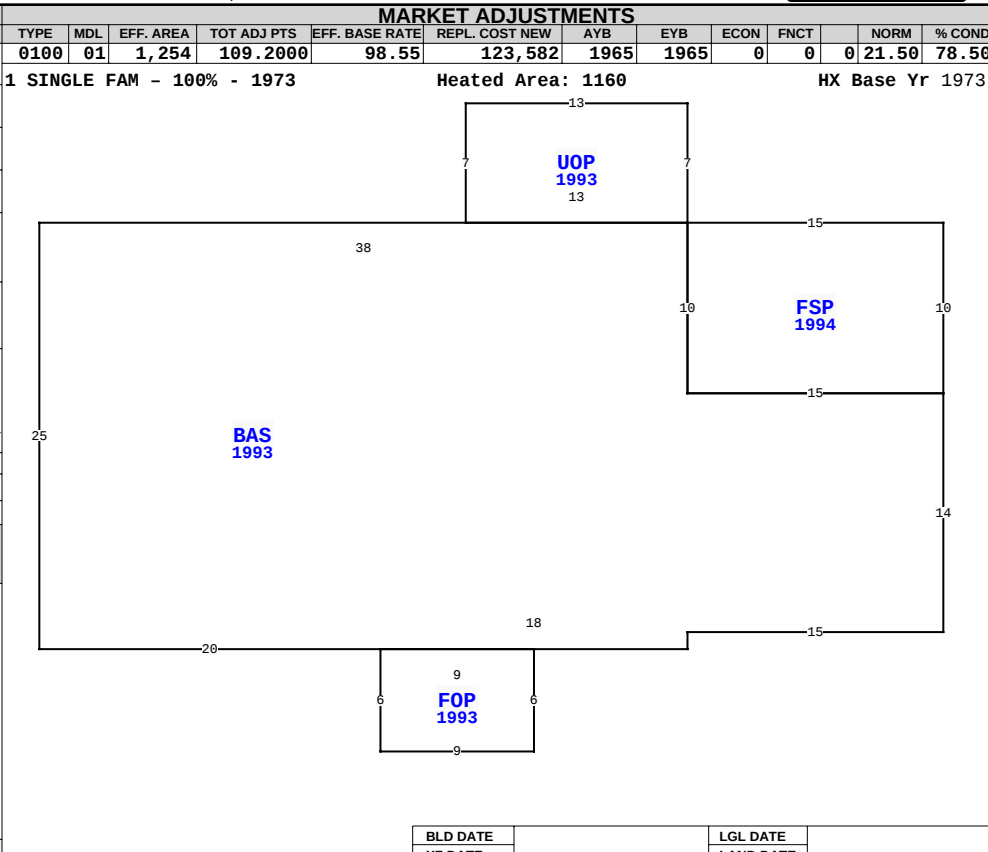
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 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	1,160	100	1,160	89,740
FOP	54	30	16	1,238
FSP	150	40	60	4,642
UOP	91	20	18	1,393
TOTALS	1,455		1,254	97,012

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	102.00	SF	6.50	6.50	100	2003
2	0351	CARPORT MT	0	100	24	480.00	SF	10.00	10.00	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RS-2	100.00	200.00	100.00	FF	1.00



1617 LEWIS ST, FERNANDINA BEACH											
TOTAL OB/XF 5,357											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		97,012	
TOTAL MARKET OB/XF VALUE		5,357	
TOTAL LAND VALUE - MARKET		600,000	
TOTAL MARKET VALUE		702,369	
SOH/AGL Deduction		632,414	
ASSESSED VALUE		69,955	
TOTAL EXEMPTION VALUE		44,955	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		702,369	
NCON VALUE		4,800	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		469,208	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001909	GARAGE	4,109	02/03/2022
M015270	H/AC	0	08/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W15 N10 UOP=[YR=1993] N7 W13 S7E13\$ W38 S25 E20 FOP=[YR=1993] S6 E9 N6W9\$ E18 N1 E15 N14\$ FSP=[YR=1994] N10 W15 S10E15\$.											