LOT 18 IN OR 2218/142
AMELIA ISLAND INDUSTRIAL PARK
SEC 3 PB 5/59

2436 LYNNDALE LLC
2380 JAMESTOWN RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-1017-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 80
Interior Wall	05	DRYWALL 20
Interior Floo	03	CONC FINSH 80
Interior Floo	11	CLAY TILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		8 100
Frame	05	STEEL 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Quality	00	QUALITY CODE 100
Occupancy	00	OWNER OCCUP 04

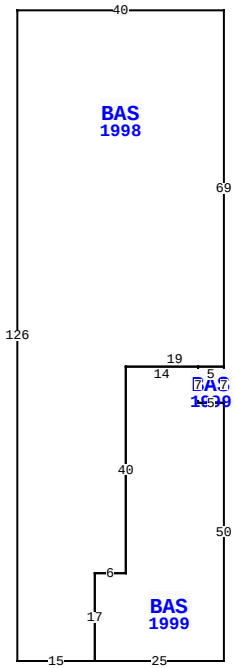
DOR CODE	4800	WAREHOUSE-STORAGE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1070.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,855	100	3,855	107,381
BAS	35	100	35	975
BAS	1,150	100	1,150	32,034
TOTALS	5,040		5,040	140,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	5,040	117.2768	55.71	280,778	1998	2010	0	0	0	50.00	50.00

1 PREFAB MTL – 0% - 0 Heated Area: 5040 HX Base Yr



2436 LYNNDALE RD, FERNANDINA BEACH

BLD DATE	06/28/2021	KK	LGL DATE	
XF DATE	06/28/2021	KK	LAND DATE	06/28/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	140,389
TOTAL MARKET OB/XF VALUE	14,030
TOTAL LAND VALUE - MARKET	196,875
TOTAL MARKET VALUE	351,294
SOH/AGL Deduction	7,669
ASSESSED VALUE	343,625
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	343,625
TOTAL JUST VALUE	351,294
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111006	H/AC	5,000	06/21/2011
B020616	XFOB	5,000	04/09/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2218/0142	8/13/2018	WD	Q	I	01	475,000
GRANTOR: SEDLAK RAYMOND J & EL						
GRANTEE: 2436 LYNNDALE LLC						
2052/1727	6/13/2016	LE	U	I	11	100
GRANTOR: SEDLAK RAYMOND J & EL						
GRANTEE: SEDLAK JASON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W40 S126 E15 BAS=[YR=1999] E25 N50
BAS=[YR=1999] N7 W5 S7 E5$ W5 N7 W14 S40 W6 S17$ N17 E6 N40 E19 N69$.

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	0812	CONCRETE C	0	0	0	0	1,750.00	SF	4.00	4.00	100	1998	1998	3	77	5,390	
2	0443	STK FNC 6'	0	0	0	0	12.00	LF	10.00	10.00	100	1998	1998	3	20	24	
3	0812	CONCRETE C	0	0	0	0	1,514.00	SF	4.00	4.00	100	2002	2002	3	83	5,026	
4	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	1998	1998	3	20	240	
5	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	1998	1998	3	48	864	
6	0811	CONCRETE B	0	0	0	0	521.00	SF	5.20	5.20	100	1998	1998	3	77	2,086	
7	0810	CONCRETE A	0	0	0	0	80.00	SF	6.50	6.50	100	1998	1998	3	77	400	

LAND DESCRIPTION

TOTAL OB/XF 14,030

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	004800	C	WAREHOUSE	0	0003	I-1	75.00	175.00	13,125.00	SF		1.00	1.00	1.00	15.00	15.00	196,875							

REVIEW DATE 06/28/2021 BY KK Total Acres: 0.00 Total Land Value: 196,875 Market: 0 Agricultural: 0 Common: 196,875 PRINTED 08/02/2023 BY SYS