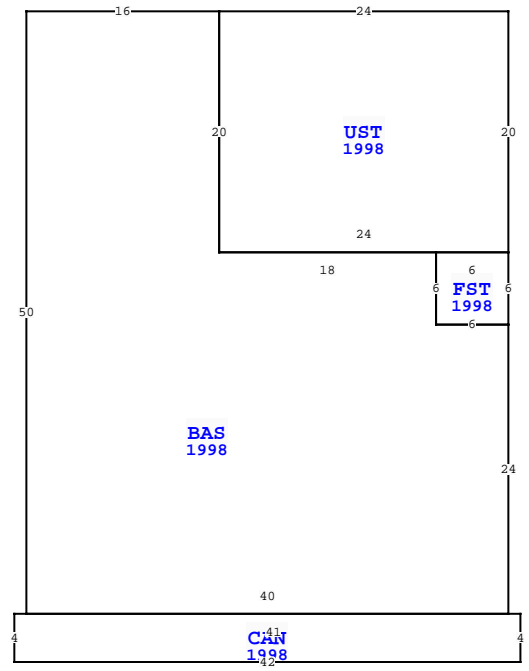


BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	25 MOD METAL 80			
Exterior Wall	16 WD FR STUC 20			
Roof Structure	10 STEEL FRME 100			
Roof Cover	12 MODULAR MT 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 60			
Interior Floor	11 CLAY TILE 40			
Ceiling	01 FIN.SUSPD 100			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Plumbing	5 100			
Frame	05 STEEL 100			
Story Height	12 100			
RMS	6 100			
Stories	1. 1. 100			
Class	00 . 100			
Units	0 100			
Occupancy	00 NONE 100			
Quality	03 Quality Level 03			
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	1,484	100	1,484	42,665
CAN	168	30	50	1,438
FST	36	70	25	719
UST	480	50	240	6,900
TOTALS	2,168		1,799	51,721

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4807	06	1,799	121.0608	57.50	103,442	1998	1998	0	0	50.00	50.00
1 PREFAB MTL - 0% - 0 Heated Area: 1484 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			96,925
TOTAL MARKET OB/XF VALUE			18,651
TOTAL LAND VALUE - MARKET			198,600
TOTAL MARKET VALUE			314,176
SOH/AGL Deduction			11,683
ASSESSED VALUE			302,493
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			302,493
TOTAL JUST VALUE			314,176
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			274,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200093	REMODEL	0	10/08/2020
20042159	H/AC	3,000	11/15/2004
20041988	NEW CONSTR	2,000	10/28/2004
B041211	NEW CONSTR	139,000	06/30/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2573/0337	6/23/2022	QC	U	I	11	100
GRANTOR: DEAL JOANNA C						
GRANTEE: DEAL BRIAN C						
1217/1558	3/25/2004	WD	U	I	01	100
GRANTOR: DEAL JAMES F III						
GRANTEE: DEAL JAMES F III &						

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	0810	CONCRETE A	0	0	0	0	2,044.00	SF	6.50	6.50	100	1998	1998	3	77	10,230	
2	0810	CONCRETE A	0	0	0	0	101.00	SF	6.50	6.50	100	1998	1998	3	77	506	
3	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	2004	2004	3	24	192	
4	0812	CONCRETE C	0	0	0	0	1,978.00	SF	4.00	4.00	100	2004	2004	3	86	6,804	
5	0810	CONCRETE A	0	0	0	0	164.00	SF	6.50	6.50	100	2004	2004	3	86	917	
6	0646	LWN SPRK H	0	0	0	0	4.00	UT	2.00	2.00	100	2000	2000	3	27	2	

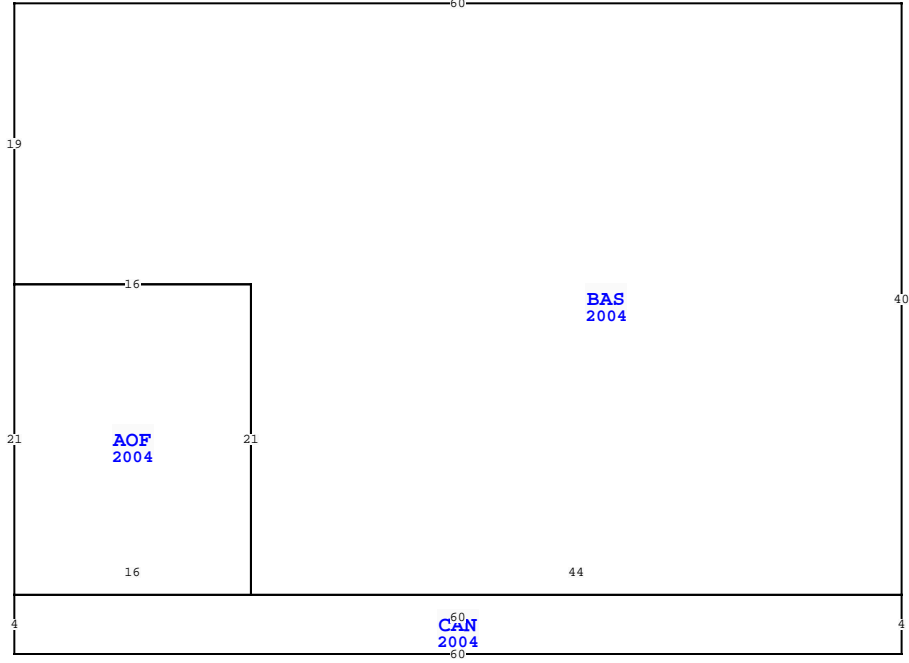
BLD DATE		01/12/2021	KK	LGL DATE	01/12/2021	KK
XF DATE		01/12/2021	KK	LAND DATE	01/12/2021	KK
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
UST=[YR=1998] W24 BAS=[YR=1998] W16 S50 CAN=[YR=1998] W1 S4 E42 N4 W41 \$ E40 N24 FST=[YR=1998] N6 W6 S6 E6 \$ W6 N6 W18 N20 \$ S20 E24 N20 \$.	

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	DPHT 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	0006	I-1	75.00	175.00	13,240.00	SF		1.00	1.00	1.00	15.00	15.00	198,600							

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	24	CORG METAL 100		
Roof Structur	10	STEEL FRME 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	01	MINIMUM 100		
Interior Floo	03	CONC FINSH 100		
Ceiling	02	F.NOT SUS 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Plumbing		2 100		
Frame	05	STEEL 100		
Story Height		15 100		
RMS		3 100		
Stories	1.	1. 100		
Class	00	. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
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
AOF	336	185	622	10,195
BAS	2,064	100	2,064	33,829
CAN	240	30	72	1,180
TOTALS	2,640		2,758	45,204

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4807	06	2,758	69.0060	32.78	90,407	2004	2004	0	0	50.00	50.00
2 PREFAB MTL - 0% - 0 Heated Area: 2400 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 2 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			96,925
TOTAL MARKET OB/XF VALUE			18,651
TOTAL LAND VALUE - MARKET			198,600
TOTAL MARKET VALUE			314,176
SOH/AGL Deduction			11,683
ASSESSED VALUE			302,493
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			302,493
TOTAL JUST VALUE			314,176
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			274,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2573/0337	6/23/2022	QC	U	I	11	100
GRANTOR: DEAL JOANNA C						
GRANTEE: DEAL BRIAN C						
1217/1558	3/25/2004	WD	U	I	01	100
GRANTOR: DEAL JAMES F III						
GRANTEE: DEAL JAMES F III &						

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
2424 LYNNDALE RD, FERNANDINA BEACH																

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2004] W60 S19 AOF=[YR=2004] S21 CAN=[YR=2004] S4 E60 N4 W60\$ E16 N21 W16\$ E16 S21 E44 N40\$.											

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV