

LYNNDALE2416 HOLDINGS LLC/
6 S 14TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1017-0023-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 2		2
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 2						Tax Dist:						
BUILDING MARKET VALUE						4,564,595						
TOTAL MARKET OB/XF VALUE						273,138						
TOTAL LAND VALUE - MARKET						634,020						
TOTAL MARKET VALUE						5,471,753						
SOH/AGL Deduction						972,736						
ASSESSED VALUE						4,499,017						
TOTAL EXEMPTION VALUE						0						
BASE TAXABLE VALUE						4,499,017						
TOTAL JUST VALUE						5,471,753						
NCON VALUE						0						
INCOME VALUE						80,205,860						
PREVIOUS YEAR MKT VALUE						4,090,015						
PERMIT NUM				DESCRIPTION				AMT		ISSUED		
20220289				REMODEL - 2ND FLOOR				725,000		08/08/2022		
20180114				REMODEL				2,000,000		01/11/2018		
20081679				OTHER				1,227		11/12/2008		
20081455				REMODEL				0		09/17/2008		
20080881				ELEC OTHER				2,500		05/23/2008		
20080872				H/AC				300		05/22/2008		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
2462/0485		5/07/2021		SW	U	I	35	5,900,000				
GRANTOR: PEMBROKE PINES INVEST												
GRANTEE: LYNNDALE2416 HOLDIN												
2141/1717		7/20/2017		WD	U	I	11	100				
GRANTOR: FERNANDINA BEACH MEDI												
GRANTEE: PEMBROKE PINES INVE												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2008] W25 SFB=[YR=2000] W28 SFB=[YR=2000] W21 CAN=[YR=2001] W10 S7 E10 N7\$ S5 E21 N5\$ S10 E28 N10 \$ S10 W28 N5 W21 S2 W10 N7 W16 S45 BAS=[YR=2000] S46 FST=[YR=2008] S24 SFB=[YR=2000] S21 E10 N21 W10\$ E10 S21 W10 S14 E38 N19 E5 N35 W12 N5 W31\$ E31 S5 E12 S35 W5 S22 CAN=[YR=2001] S5 E23 N5 W23\$ E23 N3 BAS=[YR=2001] E39 N48 W40 S22 FST=[YR=2000] S7 E10 FST=[YR=2000] E10 N7 W10 S7\$ N7 W10\$ E20 S7 W5 S6 W10 D5 L5 S8 E1\$ W1 N8 U5 R5 E10 N6 W15 N29 E40 N57 W100\$ E100 N45\$ PTR=E20 FST=[YR=2000] E27 SFB=[YR=2000] E36 FST=[YR=2000] E37 S50 FUS=[YR=2009] S100 W39 FST=[YR=2000] S8 W23 N8 W38 N14 SFB=[YR=2000] N20 E11 S20 W11\$ E11 N14 E44 S16 E6 S12\$ N12 W6 N16 W44 N7 E44 N110												
ND LUE	OTHER ADJUSTMENTS AND NOTES				YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
34,020												
Common: 634,020												
PRINTED 08/02/2023 BY SYS												

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REVIEW DATE	01/07/2020	BY	KK	Total Acres: 0.00	Total Land Value: 634,020	Market: 0	Agricultural: 0	Common: 634,020	PRINTED 08/02/2023 BY SYS
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