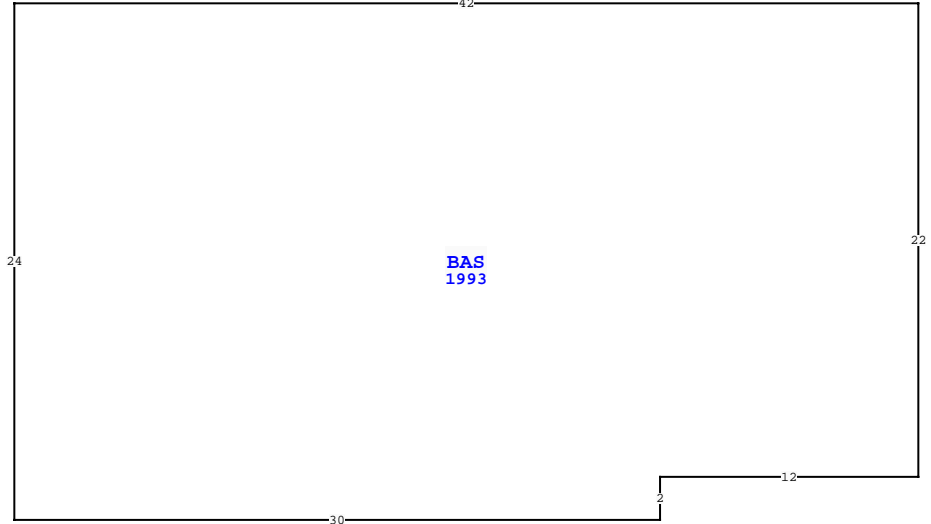




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	09	PINE WOOD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
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
BAS	984	100	984
			SUBAREA MARKET VALUE
			84,270
TOTALS	984		984
			84,270

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	984	107.0000	101.65	100,024	1989	1989	0	0	15.75	84.25	
1 SINGLE FAM - 0% - 0 Heated Area: 984 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			84,270
TOTAL MARKET OB/XF VALUE			261
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			309,531
SOH/AGL Deduction			120,021
ASSESSED VALUE			189,510
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			189,510
TOTAL JUST VALUE			309,531
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			305,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615152	ROOF	3,800	07/01/2016
0647	REMODEL	2,500	12/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2561/0548	3/28/2022	WD	U	I	11	100
GRANTOR: WILSON BETTY A						
GRANTEE: WILSON BETTY ANN RE						
0503/0833	11/01/1986	MS	U	V		7,400
GRANTOR:						
GRANTEE:						

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	0820	WOOD WALK	0	0	4	3		12.00	SF 11.75	100	1989	1989	3	40	56	
2	1242	WD DECK A	0	0	0	0		48.00	SF 10.00	100	1995	1995	3	20	96	
3	0810	CONCRETE A	0	0	0	0		24.00	SF 6.50	100	1995	1995	3	70	109	

TOTAL OB/XF													261
1536 LEWIS ST, FERNANDINA BEACH													
BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE			

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W42 S24 E30 N2 E12 N22 \$.

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR	0		RSF-2	50.00	106.00	50.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	225,000								