

BLOCK 11 LOT 2
 AMERICAN BEACH #3 SEC #2
 PB 4/1

BROWN TOBIAS
 1438 LEWIS ST
 FERNANDINA BEACH, FL 32034

2024

00-00-30-010D-0011-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 8 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 225,000 TOTAL MARKET VALUE 225,000 SOH/AGL Deduction 31,400 ASSESSED VALUE 193,600 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 193,600 TOTAL JUST VALUE 225,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 225,000											
DOR CODE		0000 VACANT																													
MAP NUM		MKT AREA 03																													
NEIGHBORHOOD/LOC		3038.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS																															
EXTRA FEATURES										LEWIS ST, FERNANDINA BEACH										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
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															
																	TOTAL OB/XF 0														
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	000000	C	VAC RES	0		RSF-2	50.00	104.00	50.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	225,000														
REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS																															

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2434/0353	2/12/2021	WD Q	Q	V	01	175,000
GRANTOR: JONES-JACKSON CYNTHIA						
GRANTEE: BROWN TOBIAS						
2049/1307	5/12/2016	WD U	U	V	30	200,000
GRANTOR: JONES CARLTON D & BAR						
GRANTEE: JONES-JACKSON CYNTH						

BUILDING NOTES

BUILDING DIMENSIONS