

BLOCK 12 LOTS 1 & 2
IN OR 2061/1226
AMERICAN BEACH 3 UNIT 2 PB 4/1

LEWIS STREET LLC
960194 GATEWAY BLVD, SUITE # 101
FERNANDINA BEACH, FL 32034

2024

00-00-30-010D-0012-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	13 LVT/LAMNT 30
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	8 100
Frame	05 STEEL 100
Story Height	9 100
RMS	12 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03		
DOR CODE	1700 OFFICE BUILDINGS		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	656	100	656	74,367
FUS	1,500	100	1,500	170,048
UST	844	40	338	38,317

TOTALS	3,000	2,494	282,732
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0803	ASPHALT C	0	0	0	4,660.00	SF	2.00	2.00
2	0811	CONCRETE B	0	0	0	554.00	SF	5.20	5.20
3	0402	CONC BUMPE	0	0	0	10.00	UT	25.00	25.00
4	0446	BOX FNC 6'	0	0	0	107.00	LF	20.00	20.00
5	0463	FENCE GATE	0	0	0	3.00	UT	300.00	300.00
6	1242	WD DECK A	0	0	20	280.00	SF	10.00	10.00
7	6001	ROLLUP DR	0	0	0	3.00	UT	400.00	400.00
8	0424	CL FNC 6'	0	0	0	8.00	LF	20.00	20.00
9	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00
10	0968	STAIRS	0	0	0	1.00	SF	500.00	500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001700	C	1STORY OFF	0		CN	100.00	103.00	100.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
1701	04	2,494	114.2505	161.95	403,903	1995	1995	0	0
1 OFFICE 1&2 - 0% - 0									
Heated Area: 2156									
HX Base Yr									
BLD DATE 03/08/2019 KK LGL DATE 03/08/2019 KK									
XF DATE 03/08/2019 KK LAND DATE 03/08/2019 KK									
INC DATE AG DATE									
1416 LEWIS ST, FERNANDINA BEACH									

TOTAL OB/XF									
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TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					282,732				
TOTAL MARKET OB/XF VALUE					9,308				
TOTAL LAND VALUE - MARKET					450,000				
TOTAL MARKET VALUE					742,040				
SOH/AGL Deduction					230,601				
ASSESSED VALUE					511,439				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					511,439				
TOTAL JUST VALUE					742,040				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					750,834				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1419335	H/AC	0	03/01/2014
B9401296	NEW CONSTR	123,500	09/01/1994

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2061/1226	7/28/2016	WD	Q	I	01	499,000			
GRANTOR: KIM GOES TO WORK LLC									
GRANTEE: LEWIS STREET LLC									
1274/0999	11/17/2004	WD	Q	I		360,000			
GRANTOR: SUMMERTIME BEACH SERV									
GRANTEE: KIM GOES TO WORK LL									

BUILDING NOTES									

BUILDING DIMENSIONS									
UST=[YR=1993] W50 S22 BAS=[YR=1993] S8 E50 N18 W16 S1 W7 S6									
W11 S3 W16 \$ E16 N3 E11 N6 E7 N1 E16 N12 \$ PTR= E15									
FUS=[YR=1993] E50 S30 W50 N30 \$ W15 \$.									