



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 90		
Exterior Wall	16	WD FR STUC 10		
Roof Structure	10	STEEL FRME 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	01	MINIMUM 80		
Interior Wall	05	DRYWALL 20		
Interior Floor	03	CONC FINSH 80		
Interior Floor	11	CLAY TILE 20		
Ceiling	02	F.NOT SUS 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Plumbing	05	8 100		
Frame		STEEL 100		
Story Height		12 100		
RMS	1.	4 100		
Stories		1. 100		
Class		00 . 100		
Units	00	0 100		
Occupancy		00 0000000000 04		
DOR CODE		4800 WAREHOUSE-STORAGE		
MAP NUM		MKT AREA		
NEIGHBORHOOD/LOC		1070.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,855	100	3,855	103,411
BAS	35	100	35	939
BAS	1,150	100	1,150	30,849
TOTALS		5,040	5,040	135,198

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4807	06	5,040	117.2768	53.65	270,396	1998	2010	0	0	0	50.00	50.00
1 PREFAB MTL - 0% - 0 Heated Area: 5040 HX Base Yr												
2436 LYNNDAL E RD, FERNANDINA BEACH												
BLD DATE		06/28/2021		KK		LGL DATE		06/28/2021		KK		
XF DATE		06/28/2021		KK		LAND DATE		06/28/2021		KK		
INC DATE						AG DATE						

EXTRA FEATURES							2436 LYNNDALE RD, FERNANDINA BEACH				INC 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	
1	0812	CONCRETE C	0	0	0	0	1,750.00	SF	4.00	4.00	100	1998	1998	3	75	5,250		
2	0443	STK FNC 6'	0	0	0	0	12.00	LF	10.00	10.00	100	1998	1998	3	20	24		
3	0812	CONCRETE C	0	0	0	0	1,514.00	SF	4.00	4.00	100	2002	2002	3	82	4,966		
4	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	1998	1998	3	20	240		
5	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	1998	1998	3	45	810		
6	0811	CONCRETE B	0	0	0	0	521.00	SF	5.20	5.20	100	1998	1998	3	75	2,032		
7	0810	CONCRETE A	0	0	0	0	80.00	SF	6.50	6.50	100	1998	1998	3	75	390		

LAND DESCRIPTION										TOTAL OB/XF					13,712			
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	LA VAL	
1	004800	C	WAREHOUSE	0	0003	I-1	75.00	175.00	13,125.00	SF		1.00	1.00	1.00	15.00	15.00	1	

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 2					Tax Dist:							
BUILDING MARKET VALUE										135,198		
TOTAL MARKET OB/XF VALUE										13,712		
TOTAL LAND VALUE - MARKET										196,875		
TOTAL MARKET VALUE										345,785		
SOH/AGL Deduction										0		
ASSESSED VALUE										345,785		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										345,785		
TOTAL JUST VALUE										345,785		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										351,294		
PERMIT NUM				DESCRIPTION				AMT		ISSUED		
20111006				H/AC				5,000		06/21/2011		
B020616				XFOB				5,000		04/09/2002		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	/	V I	/	RSN CD	SALE PRICE		
2218/0142		8/13/2018		WD	Q		I		01	475,000		
GRANTOR: SEDLAK RAYMOND J & EL												
GRANTEE: 2436 LYNNDALE LLC												
2052/1727		6/13/2016		LE	U		I		11	100		
GRANTOR: SEDLAK RAYMOND J & EL												
GRANTEE: SEDLAK JASON												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=1998] W40 S126 E15 BAS=[YR=1999] E25 N50												
BAS=[YR=1999] N7 W5 S7 E5\$ W5 N7 W14 S40 W6 S17\$ N17 E6 N40												
E19 N69\$.												