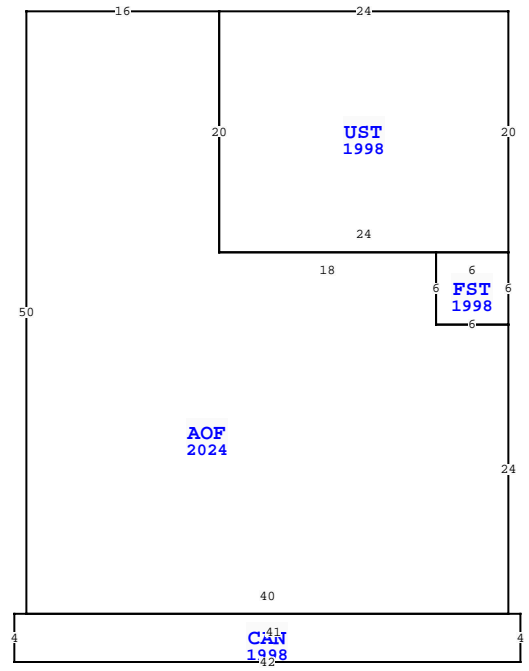


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 80
Exterior Wall	16 WD FR STUC 20
Roof Structure	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Plumbing	5 100
Frame	05 STEEL 100
Story Height	12 100
RMS	6 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
DOR CODE	4800 WAREHOUSE-STORAGE
MAP NUM	4800 MKT AREA 01
NEIGHBORHOOD/LOC	1070.00
AREA TYPE	TOTAL GROSS AREA
	PCT OF BASE
	TOT ADJ AREA
	SUBAREA MARKET VALUE
AOF	1,484 185 2,745 150,726
CAN	168 30 50 2,745
FST	36 70 25 1,373
UST	480 50 240 13,179
TOTALS	2,168 3,060 168,022

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4807	06	3,060	131.8986	60.34	184,640	1998	2010	0	0	0	9.00	91.00	
1 PREFAB MTL - 0% - 0 Heated Area: 1484 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			235,072
TOTAL MARKET OB/XF VALUE			18,176
TOTAL LAND VALUE - MARKET			198,600
TOTAL MARKET VALUE			451,848
SOH/AGL Deduction			119,106
ASSESSED VALUE			332,742
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			332,742
TOTAL JUST VALUE			451,848
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			314,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200093	REMODEL	0	10/08/2020
20042159	H/AC	3,000	11/15/2004
20041988	NEW CONSTR	2,000	10/28/2004
B041211	NEW CONSTR	139,000	06/30/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2717/653	5/31/2024	SW	Q	I	01	540,000
GRANTOR: DEAL JOANNA C L/E						
GRANTEE: LAJJ PROPERTIES LLC						
2573/0337	6/23/2022	QC	U	I	11	100
GRANTOR: DEAL JOANNA C						
GRANTEE: DEAL BRIAN C						

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	0810	CONCRETE A	0	0	0	0	2,044.00	SF	6.50	6.50	100	1998	1998	3	75	9,965	
2	0810	CONCRETE A	0	0	0	0	101.00	SF	6.50	6.50	100	1998	1998	3	75	492	
3	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	2004	2004	3	22	176	
4	0812	CONCRETE C	0	0	0	0	1,978.00	SF	4.00	4.00	100	2004	2004	3	84	6,646	
5	0810	CONCRETE A	0	0	0	0	164.00	SF	6.50	6.50	100	2004	2004	3	84	895	
6	0646	LWN SPRK H	0	0	0	0	4.00	UT	2.00	2.00	100	2000	2000	3	25	2	

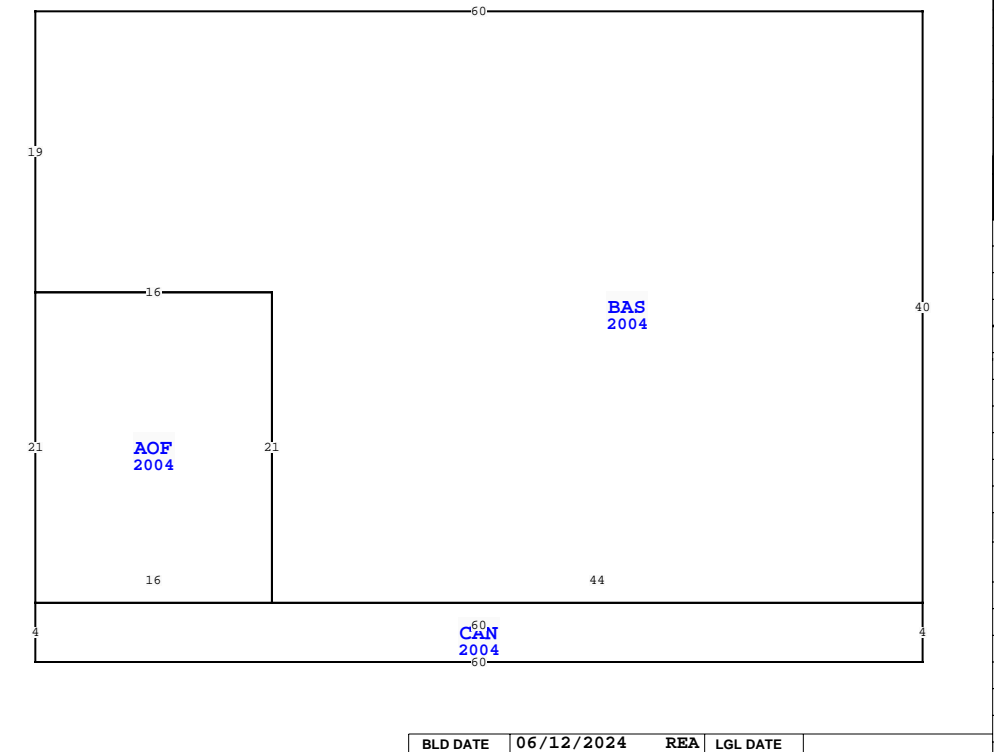
BLD DATE		06/12/2024	REA	LGL DATE	01/12/2021	KK
XF DATE		01/12/2021	KK <td colspan="2">LAND DATE</td> <td>01/12/2021</td>	LAND DATE		01/12/2021
INC DATE			<td colspan="2">AG DATE</td> <td></td>	AG DATE		

BUILDING NOTES	
2424 LYNNDALE RD, FERNANDINA BEACH	
BUILDING DIMENSIONS	
UST=[YR=1998] W24 AOF=[YR=2024] W16 S50 CAN=[YR=1998] W1 S4 E42 N4 W41 \$ E40 N24 FST=[YR=1998] N6 W6 S6 E6 \$ W6 N6 W18 N20 \$ S20 E24 N20 \$.	

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	004800	C	WAREHOUSE	0	0006	I-1	75.00	175.00	13,240.00	SF		1.00	1.00	1.00	15.00	15.00	198,600							

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		15 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4807	06	2,758	75.9066	34.73	95,785	2004	2015	0	0	30.00	70.00	



2424 LYNNDALD RD, FERNANDINA BEACH
 BLD DATE 06/12/2024 REA LGL DATE
 XF DATE 01/12/2021 KK LAND DATE 01/12/2021 KK
 INC DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 2 of 2	
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		235,072	
TOTAL MARKET OB/XF VALUE		18,176	
TOTAL LAND VALUE - MARKET		198,600	
TOTAL MARKET VALUE		451,848	
SOH/AGL Deduction		119,106	
ASSESSED VALUE		332,742	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		332,742	
TOTAL JUST VALUE		451,848	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		314,176	

Quality	04	Quality Level 04		
DOR CODE	4800	WAREHOUSE-STORAGE		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	1070.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	336	185	622	15,121
BAS	2,064	100	2,064	50,178
CAN	240	30	72	1,751
TOTALS	2,640		2,758	67,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2717/653	5/31/2024	SW	Q	I	01	540,000
GRANTOR: DEAL JOANNA C L/E						
GRANTEE: LAJJ PROPERTIES LLC						
2573/0337	6/23/2022	QC	U	I	11	100
GRANTOR: DEAL JOANNA C						
GRANTEE: DEAL BRIAN C						

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

BUILDING NOTES

BUILDING DIMENSIONS
 BAS=[YR=2004] W60 S19 AOF=[YR=2004] S21 CAN=[YR=2004] S4 E60 N4 W60\$ E16 N21 W16\$ E16 S21 E44 N40\$.

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR			