



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		53 100
Frame	05	STEEL 100
Story Height		12 100
RMS		55 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	1720	MEDICAL OFFICE

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1070.00
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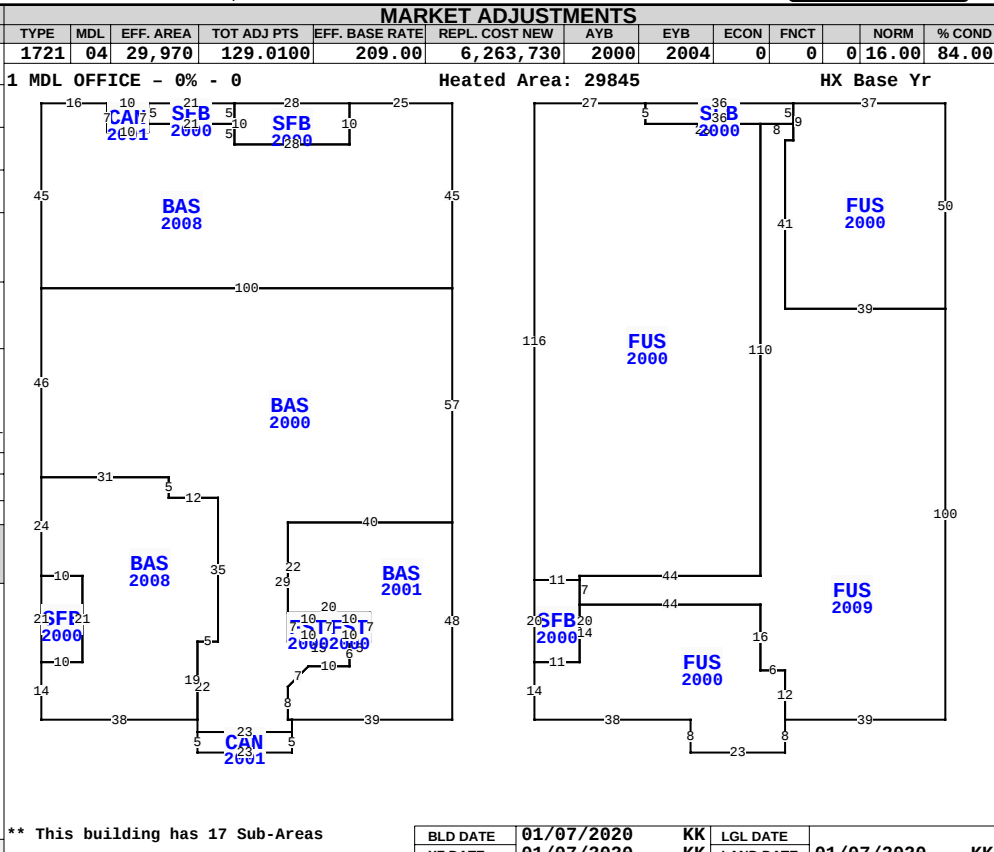
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,370	100	6,370	1,118,317
BAS	1,678	100	1,678	294,590
BAS	2,172	100	2,172	381,316
BAS	4,045	100	4,045	710,140
CAN	70	30	21	3,687
CAN	115	30	34	5,969
FST	70	50	35	6,145
FST	70	50	35	6,145
FUS	1,642	100	1,642	288,270
FUS	1,932	100	1,932	339,182
TOTALS	30,369		29,970	5,261,533

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0803	ASPHALT C	0	0	0	0			36,152.00	SF	2.00				36,152	
2	0812	CONCRETE C	0	0	0	0			1,604.00	SF	4.00				5,069	
3	0400	CONC CURB	0	0	0	0			1,461.00	LF	15.00				18,409	
4	0972	ST LGHT UN	0	0	0	0			17.00	UT	1,897.50				16,774	
5	0966	FIRE SPRNK	0	0	0	0			30,184.00	SF	3.00				71,536	
6	0646	LWN SPRK H	0	0	0	0			76.00	UT	2.00				38	
7	0410	ELEVATOR	0	0	0	0			1.00	UT	40,000.00				40,000	
8	0812	CONCRETE C	0	0	0	0			1,130.00	SF	4.00				4,023	
9	0351	CARPORT MT	0	0	0	0			365.00	SF	10.00				1,278	
10	0978	SECURTY LT	0	0	0	0			8.00	UT	450.00				2,664	

LAND DESCRIPTION		
L N	USE CODE	CLS

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001901	C	MEDICAL OF	0	0003	I-1	0.00	0.00	84,536.00	SF		1.00	1.00	1.00	7.50	7.50	634,020							



** This building has 17 Sub-Areas	BLD DATE	01/07/2020	KK	LGL DATE	
	XF DATE	01/07/2020	KK	LAND DATE	01/07/2020
	INC DATE			AG DATE	

2416 LYNNDALE RD, FERNANDINA BEACH	KK
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UNITS	UT	Adj R	PRICE	COND	ON	ACTUAL	COND	VALUE	NOTES
36,152.00	SF	2.00	2.00	100	2000	2000	3 50	36,152	
1,604.00	SF	4.00	4.00	100	2000	2000	3 79	5,069	
1,461.00	LF	15.00	15.00	100	2000	2000	3 84	18,409	
17.00	UT	1,897.50	1,897.50	100	2000	2000	3 52	16,774	
30,184.00	SF	3.00	3.00	100	2000	2000	3 79	71,536	
76.00	UT	2.00	2.00	100	2000	2000	3 25	38	
1.00	UT	40,000.00	40,000.00	100	2004	2004	3 100	40,000	
1,130.00	SF	4.00	4.00	100	2008	2008	3 89	4,023	
365.00	SF	10.00	10.00	100	2008	2008	3 35	1,278	
8.00	UT	450.00	450.00	100	2008	2008	3 74	2,664	

TOTAL OB/XF													195,943		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
03	I-1	0.00	0.00	84,536.00	SF		1.00	1.00	1.00	7.50	7.50	634,020			

NASSAU COUNTY PROPERTY										PAGE 1 of 2		2
VALUATION SUMMARY												

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	4,894,277
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	6,117,846
SOH/AGL Deduction	249,560
ASSESSED VALUE	5,868,286
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,868,286
TOTAL JUST VALUE	6,117,846
NCON VALUE	919,367
INCOME VALUE	6,117,846
PREVIOUS YEAR MKT VALUE	5,471,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230043	1ST FLOOR RENO	200,000	07/03/2023
20220289	REMODEL-2ND FLOOR	725,000	08/08/2022
20180114	REMODEL	2,000,000	01/11/2018
20081679	OTHER	1,227	11/12/2008
20081455	REMODEL	0	09/17/2008
20080881	ELEC OTHER	2,500	05/23/2008

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I V I RSN CD SALE PRICE
2462/0485	5/07/2021	SW U I	35 5,900,000
GRANTOR: PEMBROKE PINES INVEST			
GRANTEE: LYNNDALE2416 HOLDIN			
2141/1717	7/20/2017	WD U I	11 100
GRANTOR: FERNANDINA BEACH MEDI			
GRANTEE: PEMBROKE PINES INVE			

BUILDING NOTES																
BUILDING DIMENSIONS																
BAS=[YR=2000;ORIG=-100,45] S46 E31 S5 E12 S35 W5 S22 E23 N3 W1 N8 U5R5 E10 N6 W15 N29 E40 N57 W100 \$																
FUS=[YR=2000;ORIG=20,0] E27 S5 E28 S110 W44 S1 W11 N116 \$																
FUS=[YR=2009;ORIG=120,50] S100 W39 N12 W6 N16 W44 N7 E44 N110 E8 S4 W2 S41 E39 \$																
BAS=[YR=2008;ORIG=-100,91] S24 E10 S21 W10 S14 E38 N19 E5 N35 W12 N5 W31 \$																
FUS=[YR=2000;ORIG=83,0] E37 S50 W39 N41 E2 N9 \$																
BAS=[YR=2001;ORIG=-39,150] E39 N48 W40 S22 E20 S7 W5 S6 W10 D5L5 S8 E1 \$																

LYNNDALE2416 HOLDINGS LLC/
6 S 14TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1017-0023-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		2
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					DIRECT_CAP						
																					Tax Group: 2					Tax Dist:						
																					BUILDING MARKET VALUE					4,894,277						
																					TOTAL MARKET OB/XF VALUE					0						
																					TOTAL LAND VALUE - MARKET					0						
																					TOTAL MARKET VALUE					6,117,846						
																					SOH/AGL Deduction					249,560						
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