

PT OF LOTS 158,159,170 & 171
IN OR 946/1966 (EX U/R LEASE
IN RES 2013-40 K/A PAR 158-2L)

CITY OF FERNANDINA BEACH/
204 ASH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1600-0158-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	23 REINF CONC 100
Roof Structur	10 STEEL FRME 100
Roof Cover	04 BUILT-UP 90
Roof Cover	12 MODULAR MT 10
Interior Wall	05 DRYWALL 100
Interior Floo	07 CORK/VTILE 50
Interior Floo	14 CARPET 50
Ceiling	01 FIN.SUSPD 100
Air Condition	04 ROOF TOP 100
Heating Type	04 AIR DUCTED 100
Fixtures	128 100
Frame	04 REIN CONC 100
Story Height	15 100
RMS	93 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	8900 MUNICIPAL

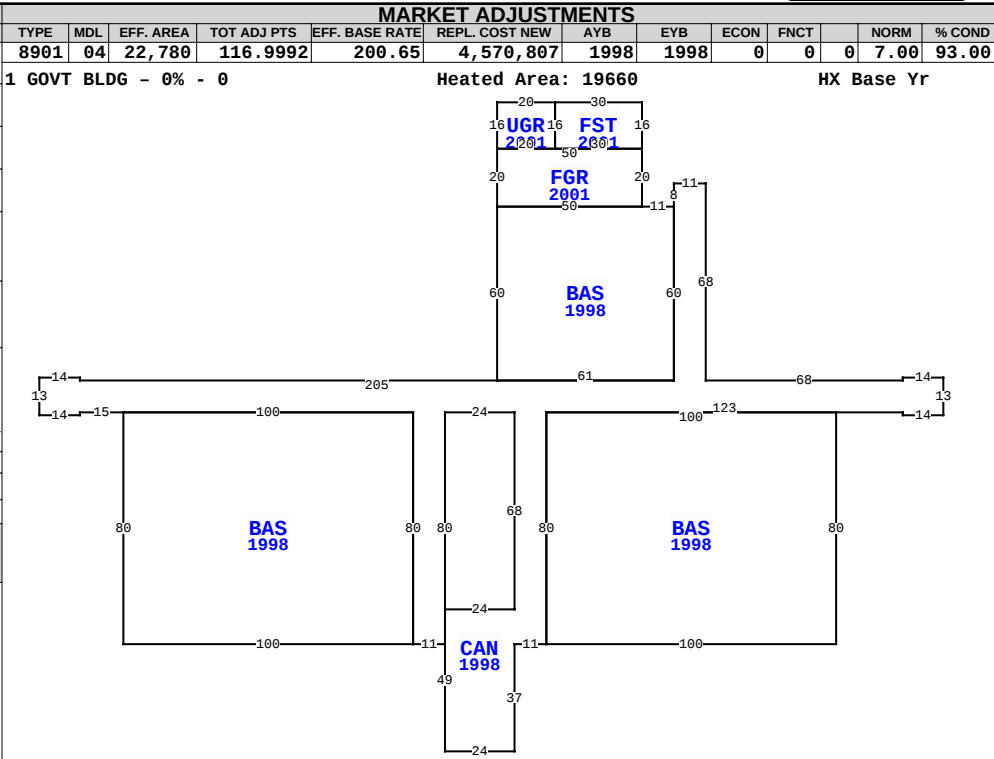
MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC 1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,660	100	3,660	682,972
BAS	8,000	100	8,000	1,492,836
BAS	8,000	100	8,000	1,492,836
CAN	7,172	30	2,152	401,573
FGR	1,000	60	600	111,963
FST	480	50	240	44,785
UGR	320	40	128	23,885

TOTALS	28,632	22,780	4,250,851
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0966	FIRE SPRNK	0	0	80	100	SF	3.00	3.00	100	1998
2	0966	FIRE SPRNK	0	0	80	100	SF	3.00	3.00	100	1998
3	0966	FIRE SPRNK	0	0	60	61	SF	3.00	3.00	100	1998
4	0803	ASPHALT C	0	0	0	0	SF	2.00	2.00	100	1998
5	0812	CONCRETE C	0	0	0	0	SF	4.00	4.00	100	1998
6	0972	ST LGHT UN	0	0	0	0	UT	3,162.50	3,162.50	100	1998
7	0649	LIGHTS-GD	0	0	0	0	SF	450.00	450.00	100	1998
8	0097	AWNING CN	0	0	0	0	SF	65.00	65.00	100	1998
9	0097	AWNING CN	0	0	0	0	SF	65.00	65.00	100	1998
10	0425	CL FNC 8'	0	0	0	0	LF	12.25	12.25	100	1998

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	008900	C	MUNICIPAL	0		MU-1	0.00	0.00	3.04	AC	1.00



1525 LIME ST, FERNANDINA BEACH

BLD DATE	06/14/2022	KK	LGL DATE	
XF DATE	06/14/2022	KK	LAND DATE	06/14/2022
INC DATE			AG DATE	

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			4,250,851
TOTAL MARKET OB/XF VALUE			222,329
TOTAL LAND VALUE - MARKET			380,000
TOTAL MARKET VALUE			4,853,180
SOH/AGL Deduction			1,866,074
ASSESSED VALUE			2,987,106
TOTAL EXEMPTION VALUE	04		2,987,106
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			4,853,180
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			4,895,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220087	ROOF	0	01/03/2022
20173036	REPAIR/RRF	92,950	10/04/2017
20172134	REMODEL	39,820	07/12/2017
20171968	NEW CONSTR	14,562	06/27/2017
20160614	C/O 7.5 TON UNIT	14,379	03/07/2016
20141502	H/AC	7,000	07/10/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U I	V I	RSN CD
0946/1966	8/28/2000	WD Q	Q	I	
GRANTOR: LIME STREET LTD					
GRANTEE: CITY OF FERNANDINA					
0928/1287	4/14/2000	CT U	I	14	100
GRANTOR: CLERK OF COURT					
GRANTEE: LIME STREET LTD					

BUILDING NOTES											
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BUILDING DIMENSIONS											
CAN=[YR=1998] W14S1W68N68W11S8 BAS=[YR=1998] W11FGR=[YR=2001] N20FST=[YR=2001] N16W30S16UGR=[YR=2001] N16W20S16E20\$ E30\$W50S20E50\$W50S60E61N60\$S60 W20S1W14S13E14N1E15BAS=[YR=1998] S80E100N80W100\$E100S80E11N80 E24S68W24S49E24N37E11 BAS=[YR=1998] E100N80W100S80\$N80E123S1E14N13 \$.											

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									
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																															STANDARD									
																															Tax Group: 2									
																															Tax Dist:									
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