

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC		3038.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	864	100	2005
FCP	699	25	2018
FOP	192	30	2005
FST	165	55	2018
UCP	192	20	2018
UOP	152	20	2005
TOTALS	2,264		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,256	121.1600	159.93	200,872	2005	2005	0	0	9.00	91.00

1 SNGL FAM - 0% - 0 Heated Area: 864 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			182,794
TOTAL MARKET OB/XF VALUE			6,423
TOTAL LAND VALUE - MARKET			585,000
TOTAL MARKET VALUE			774,217
SOH/AGL Deduction			287,075
ASSESSED VALUE			487,142
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			487,142
TOTAL JUST VALUE			774,217
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			765,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17090355	INTERIOR	100,000	10/13/2017
C10235	CO ISSUED	0	09/01/2002
B0210235	NEW CONSTR	67,970	09/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2113/0832	4/12/2017	WD Q	Q	I	01	275,000

GRANTOR: BROWN CORRINE & BONNI  
GRANTEE: C M BROOKS LLC  
1651/0919 10/02/2009 WD U I 12 170,000  
GRANTOR: WILSON JAMES G & DIAN  
GRANTEE: BROWN CORRINE & BON

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	0855	CONC PAVER	0	0	0	0		7.00	100	2018	2018	3	97	6,423	

1827 LEWIS ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/15/2024	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2005] W24 S6 UOP=[YR=2005] W4 S38 E4 FOP=[YR=2005] E24 N8 W24 S8 \$ N38 \$ S30 E24 N36\$ PTR=E15 FCP=[YR=2018] E9 FST=[YR=2018] E15 S11 W15 N11\$ S11 E15 S25 UCP=[YR=2018] S8 W24 N8 E24\$ W24 N36\$ W15\$.	

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	000100	C	RES	0		RSF-2	65.00	85.00	65.00	FF		1.00	1.00	1.00	9,000.00	9,000.00	585,000							