

BLOCK 12 LOT 7
AMERICAN BEACH SUB #2
PB3/6

BRENNEN DAVID & KIMBERLY
1815 LEWIS ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-010B-0012-0070



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
Exterior Wall	31	HARDIE BRD 70	0500	01	4,206	97.5920	154.20	648,565	2024	2024	0	0	0.00	100.00	VALUATION BY	STANDARD											
Exterior Wall	17	CB STUCCO 30	1 SFR CUST - 100% - 2025												Tax Group: 8		Tax Dist:										
Roof Structur	03	GABLE/HIP 100	Heated Area: 3530												BUILDING MARKET VALUE												
Roof Cover	14	STAND SEAM 100	HX Base Yr 2025												TOTAL MARKET OB/XF VALUE												
Interior Wall	05	DRYWALL 100													TOTAL LAND VALUE - MARKET												
Interior Floo	13	LVT/LAMNT 80													TOTAL MARKET VALUE												
Interior Floo	11	CLAY TILE 20													SOH/AGL Deduction												
Air Condition	03	CENTRAL 100													ASSESSED VALUE												
Heating Type	04	AIR DUCTED 100													TOTAL EXEMPTION VALUE												
Bedrooms	3	100													BASE TAXABLE VALUE												
Bathrooms	4.5	100													TOTAL JUST VALUE												
Frame	02	WOOD FRAME 70													NCON VALUE												
Frame	03	MASONRY 30													INCOME VALUE												
Stories	3.	3. 100													PREVIOUS YEAR MKT VALUE												
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	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	130	100	2025	130	20,046																						
BAS	710	100	2025	710	109,482																						
FGR	716	55	2025	394	60,755																						
FOP	60	30	2025	18	2,776																						
FOP	110	30	2025	33	5,089																						
FOP	200	30	2025	60	9,252																						
FOP	266	30	2025	80	12,336																						
FOP	302	30	2025	91	14,032																						
FUS	1,324	100	2025	1,324	204,161																						
FUS	1,366	100	2025	1,366	210,637																						
TOTALS	5,184			4,206	648,565																						
EXTRA FEATURES						1815 LEWIS ST, FERNANDINA BEACH																					
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	100	0	0	780.00	SF	10.00	10.00	100	2025	2024		100	7,800											
2	0855	CONC PAVER	0	100	0	0	80.00	SF	10.00	10.00	100	2025	2024		100	800											
3	0866	POOL FIBER	0	100	0	0	390.00	SF	72.00	72.00	100	2025	2024		100	28,080											
4	0855	CONC PAVER	0	100	0	0	852.00	SF	10.00	10.00	100	2025	2024		100	8,520											
5	0409	ELEVATOR R	0	100	0	0	1.00	UT	15,300.00	15,300.00	100	2025	2024		100	15,300											
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000											