BLOCK 16 LOT 9 R378321
IN OR 435 PG 199
AMERICAN BEACH SUB 2 PB 3/6

ROBINSON JOYCE E
1725 LEWIS STREET
FERNANDINA BEACH, FL 32034

2025

00-00-30-010B-0016-0090

BUILDING CHARACTERISTICS

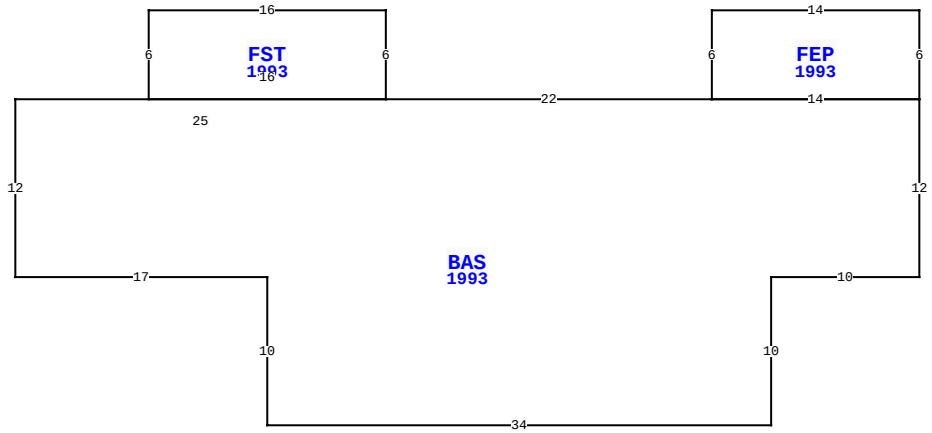
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,072	100	1993	1,072	28,867
FEP	84	85	1993	71	1,912
FST	96	65	1993	62	1,670
TOTALS	1,252			1,205	32,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,205	112.2000	89.76	108,161	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1987 Heated Area: 1143 HX Base Yr 1987



1725 LEWIS ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		32,448
TOTAL MARKET OB/XF VALUE		3,926
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		311,374
SOH/AGL Deduction		279,440
ASSESSED VALUE		31,934
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		1,934
TOTAL JUST VALUE		311,374
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M951210	H/AC	0	06/01/1995
E952090	CHNGE SRVC	200	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0435/0199	10/01/1984	FS	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W14 S6 BAS=[YR=1993] W22 FST=[YR=1993] N6 W16 S6 E16 $ W25 S12 E17 S10 E34 N10 E10 N12 W14 $ E14 N6 $.

EXTRA FEATURES

LN	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	0940	SHEDS/PORT	0	100	7	10	70.00	SF	30.00	30.00	100	1986	1986	3	20	420	
2	0940	SHEDS/PORT	0	100	8	14	112.00	SF	30.00	30.00	100	1974	1974	3	20	672	
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1974	1974	3	20	384	
4	0752	USP	0	100	8	5	40.00	SF	15.00	15.00	100	1974	1974	3	20	120	
5	0810	CONCRETE A	0	100	44	3	132.00	SF	6.50	6.50	100	1974	1974	3	24	206	
6	0912	SCRN RM G	0	100	0	0	354.00	SF	30.00	30.00	100	1974	1974	3	20	2,124	

LAND DESCRIPTION

TOTAL OB/XF 3,926

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	100		RSF-2	50.00	126.00	50.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	275,000							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS