BLOCK 4 LOTS 1 & 2
IN OR 971/391
AMERICAN BEACH #3 SECT #2

FENN CALVIN J SR & REGINA
1820 LEWIS ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-010D-0004-0010

BUILDING CHARACTERISTICS

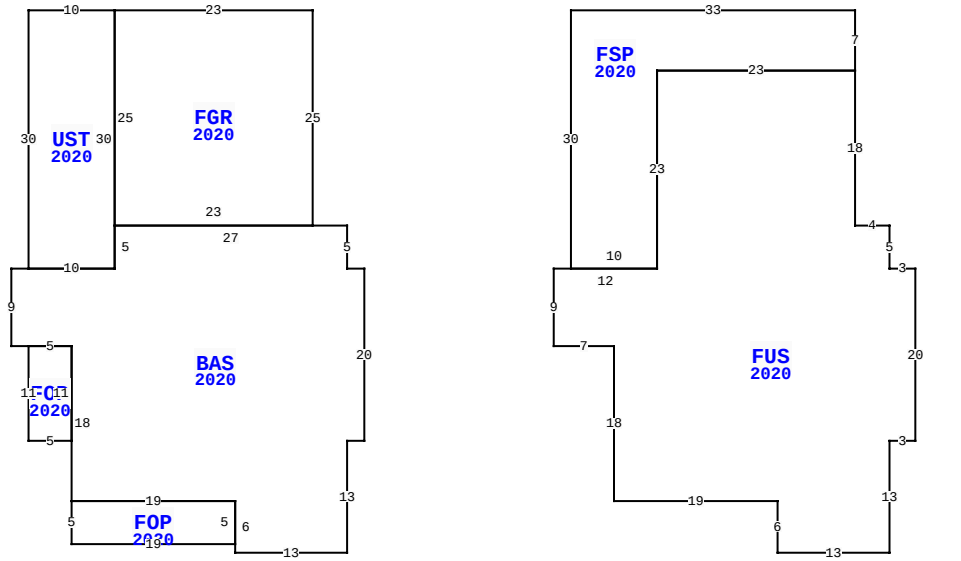
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	04	REIN CONC 100
Stories	2.	2. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,180	100	2020	1,180	197,171
FGR	575	55	2020	316	52,802
FOP	55	30	2020	16	2,673
FOP	95	30	2020	28	4,679
FSP	461	40	2020	184	30,745
FUS	1,614	100	2020	1,614	269,689
UST	300	45	2020	135	22,557
TOTALS	4,280			3,473	580,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,473	107.6400	170.07	590,653	2020	2020	0	0	0	1.75	98.25

1 SFR CUST – 100% - 2021 Heated Area: 2794 HX Base Yr 2021



1820 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		580,317
TOTAL MARKET OB/XF VALUE		24,292
TOTAL LAND VALUE - MARKET		750,000
TOTAL MARKET VALUE		1,354,609
SOH/AGL Deduction		694,546
ASSESSED VALUE		660,063
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		609,341
TOTAL JUST VALUE		1,354,609
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,328,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802468	NEW CONSTR	352,456	03/08/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/0391	2/15/2001	WD	U	V	09	100,000

GRANTOR: MITCHELL MARY B & SOL

GRANTEE: FENN CALVIN J SR &

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2020] W23 UST=[YR=2020] W10 S30 BAS=[YR=2020] W2 S9 E2 FOP=[YR=2020] S11 E5 N11 W5 $ E5 S18 FOP=[YR=2020] S5 E19 N5 W19 $ E19 S6 E13 N13 E2 N20 W2 N5 W27 S5 W10 $ E10 N30 $ S25 E23 N25 $ PTR= E30 FSP=[YR=2020] E33 S7 FUS=[YR=2020] S18 E4 S5 E3 S20 W3 S13 W13 N6 W19 N18 W7 N9 E12 N23 E23 $ W23 S23 W10 N30 $ W30 $.

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	0855	CONC PAVER	0	100	0	0	1,438.00	SF	10.00	10.00	100	2020	2020	3	98	14,092	
2	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2020	2020	3	100	10,200	

LAND DESCRIPTION

TOTAL OB/XF 24,292

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	103.00	50.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	375,000							
2	000100	C	RES	100		RSF-2	50.00	104.00	50.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	375,000							

REVIEW DATE 01/13/2021 BY RK Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 07/30/2025 BY SYS