BLOCK 4 LOTS 3 & 4
IN OR 1027/134
AMERICAN BEACH #3 SECT #2

DAWKINS MARK C & ERYN J
1830 LEWIS STREET
FERNANDINA BEACH, FL 32034

2025

00-00-30-010D-0004-0030

BUILDING CHARACTERISTICS

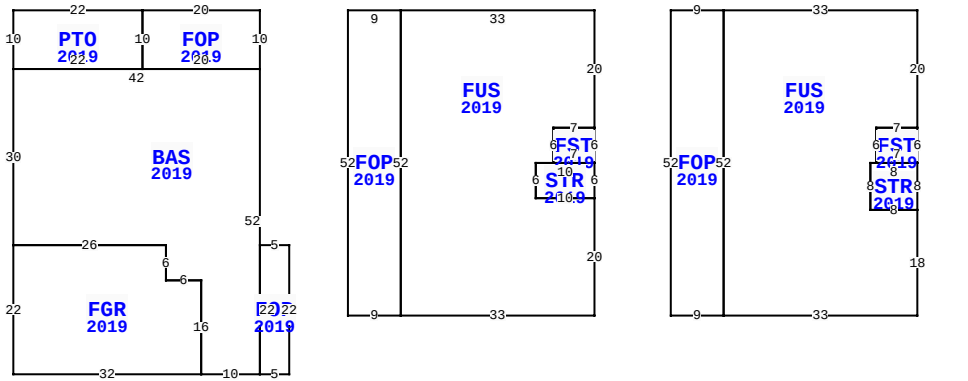
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	02	SHED 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		6.5 100
Frame	04	REIN CONC 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,516	100	2019	1,516	198,848
FGR	668	55	2019	367	48,139
FOP	110	30	2019	33	4,328
FOP	200	30	2019	60	7,870
FOP	468	30	2019	140	18,363
FOP	468	30	2019	140	18,363
FST	42	55	2019	23	3,017
FST	42	55	2019	23	3,017
FUS	1,610	100	2019	1,610	211,178
FUS	1,614	100	2019	1,614	211,703
TOTALS	7,082			5,549	727,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,549	101.9160	134.53	746,507	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2020 Heated Area: 4740 HX Base Yr 2020



** This building has 13 Sub-Areas

1830 LEWIS ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		727,844
TOTAL MARKET OB/XF VALUE		4,672
TOTAL LAND VALUE - MARKET		921,600
TOTAL MARKET VALUE		1,654,116
SOH/AGL Deduction		564,278
ASSESSED VALUE		1,089,838
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,039,116
TOTAL JUST VALUE		1,654,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,619,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800822	NEW CONSTR	609,642	01/24/2018
B1709894	DEMOLITION	0	11/07/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1027/0134	12/27/2001	WD	Q	V		120,000
GRANTOR: NORRIS BILLIE						
GRANTEE: DAWKINS MARK C & ER						
1001/0138	8/03/2001	QC	Q	I	06	100
GRANTOR: ROBINSON FRANKLIN						
GRANTEE: NORRIS BILLIE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W20 PTO=[YR=2019] W22 S10 BAS=[YR=2019] S30 FGR=[YR=2019] S22 E32 N16 W6 N6 W26$ E26 S6 E6 S16 E10 FOP=[YR=2019] E5 N22 W5 S22$ N52 W42$ E22 N10$ S10 E20 N10$ PTR=E15 FOP=[YR=2019] E9 FUS=[YR=2019] E33 S20 FST=[YR=2019] S6 STR=[YR=2019] S6 W10 N6 E10$ W7 N6 E7$ W7 S6 W3 S6 E10 S20 W33 N52$ S52 W9 N52$ W15$ PTR=E70 FOP=[YR=2019] E9 FUS=[YR=2019] E33 S20 FST=[YR=2019] S6 STR=[YR=2019] S8 W8 N8 E8$ W7 N6 E7$ W7 S6 W1 S8 E8 S18 W33 N52$ S52 W9 N52$ W70$.

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	0812	CONCRETE C	0	100	0	0	1,204.00	SF	4.00	4.00	100	2019	2019	3	97	4,672	

LAND DESCRIPTION

TOTAL OB/XF 4,672

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-	128.00	115.00	128.00	FF		1.00	1.00	0.80	9,000.00	7,200.00	921,600							

REVIEW DATE 05/17/2019 BY DJ Total Acres: 0.00 Total Land Value: 921,600 Market: 0 Agricultural: 0 Common: 921,600 PRINTED 07/30/2025 BY SYS