BLOCK 5 LOTS 1 & 2
PT OR 1915/980 &
BLOCK 6 LOT 4 &

DOBSON ERIN C
1736 LEWIS STREET
FERNANDINA BEACH, FL 32034

2025

00-00-30-010D-0005-0010

BUILDING CHARACTERISTICS

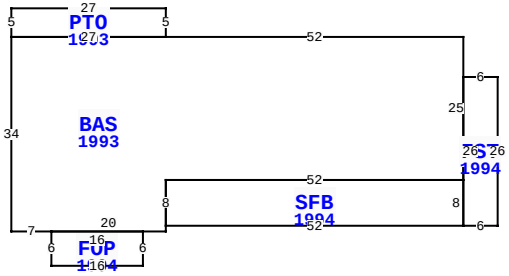
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3038.00	

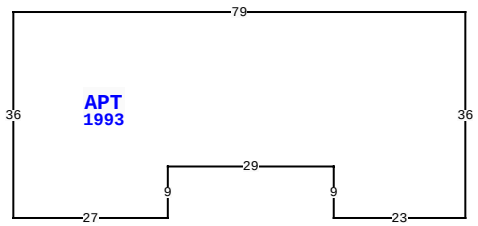
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	2,583	100	1993	2,583	205,396
BAS	2,218	100	1993	2,218	176,372
FOP	96	30	1994	29	2,306
FST	156	55	1994	86	6,838
PTO	135	5	1993	7	557
SFB	416	80	1994	333	26,479
TOTALS	5,604			5,256	417,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,256	99.5600	99.56	523,287	1955	1980	0	0	0	20.13	79.87

1 SINGLE FAM – 100% - 2021 Heated Area: 5134 HX Base Yr 2021





1736 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		417,949
TOTAL MARKET OB/XF VALUE		2,753
TOTAL LAND VALUE - MARKET		1,350,000
TOTAL MARKET VALUE		1,770,702
SOH/AGL Deduction		930,778
ASSESSED VALUE		839,924
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		789,202
TOTAL JUST VALUE		1,770,702
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,751,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618609	CO ISSUED	0	05/01/2015
B0618609	REMODEL	200,000	10/31/2006
B940242	REPAIR/RRF	1,500	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1915/0980	4/30/2014	SW	U	I	12	250,000
GRANTOR: C1 BANK						
GRANTEE: DOBSEN ERIN C						
1815/0430	9/21/2012	CT	U	V	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: C1 BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 PTO=[YR=1993] N5 W27 S5 E27$ W27 S34 E7
FOP=[YR=1994] S6 E16 N6 W16$ E20 N1 SFB=[YR=1994] E52
FST=[YR=1994] E6 N26 W6 S26$ N8 W52 S8$ N8 E52 N25$ PTR=S50
APT=[YR=1993] E79 S36 W23 N9 W29 S9 W27 N36$ N50$.

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	0810	CONCRETE A	0	100	3	99	297.00	SF	6.50	6.50	100	1980	1980	3	30	579	
2	0810	CONCRETE A	0	100	6	4	24.00	SF	6.50	6.50	100	1980	1980	3	30	47	
3	0810	CONCRETE A	0	100	6	4	24.00	SF	6.50	6.50	100	1980	1980	3	30	47	
4	0810	CONCRETE A	0	100	7	4	28.00	SF	6.50	6.50	100	1980	1980	3	30	55	
5	0756	FEP	0	100	0	0	125.00	SF	27.00	27.00	100	2014	2014	3	60	2,025	

LAND DESCRIPTION

TOTAL OB/XF 2,753

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	75.00	100.00	75.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	562,500							
2	000100	C	RES	100		RSF-2	50.00	105.00	50.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	375,000							
3	000100	C	RES	100		RSF-2	75.00	109.00	75.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	412,500							

REVIEW DATE 04/20/2020 BY DJA Total Acres: 0.00 Total Land Value: 1,350,000 Market: 0 Agricultural: 0 Common: 1,350,000 PRINTED 07/30/2025 BY SYS