BLOCK 5 LOT 4 &
PT ABND R/W RESOLUTION 97-200
IN OR 1114/631 & 632

WILLIAMS HARRY & PATRICIA ANN
15830 STEDMAN LAKE DR
JACKSONVILLE, FL 32218

2025

00-00-30-010D-0005-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

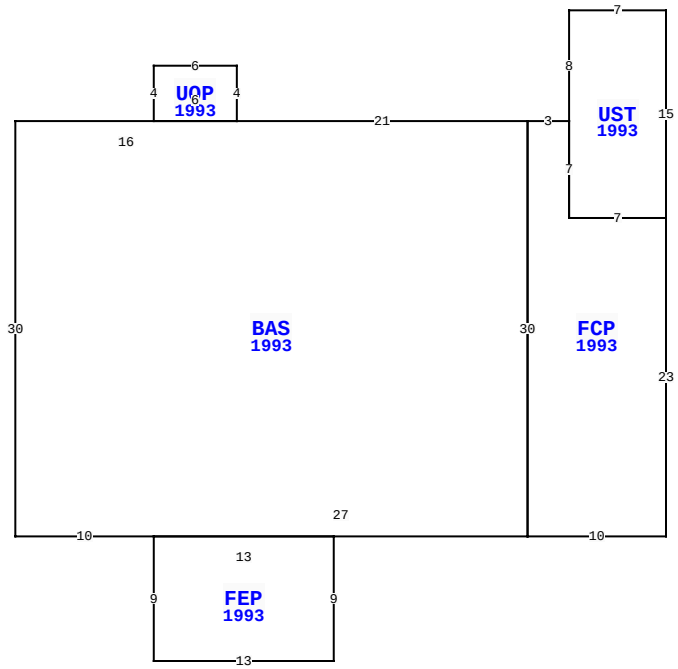
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,110	100	1993	1,110	71,703
FCP	251	25	1993	63	4,070
FEP	117	80	1993	94	6,072
UOP	24	20	1993	5	323
UST	105	45	1993	47	3,036
TOTALS	1,607			1,319	85,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,319	99.0000	99.00	130,581	1959	1959	0	0	0	34.75	65.25

1 SINGLE FAM – 0% - 0 Heated Area: 1110 HX Base Yr



1752 LEWIS ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	138,041
TOTAL MARKET OB/XF VALUE	1,240
TOTAL LAND VALUE - MARKET	562,500
TOTAL MARKET VALUE	701,781
SOH/AGL Deduction	389,310
ASSESSED VALUE	312,471
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	312,471
TOTAL JUST VALUE	701,781
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	695,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0038	REPAIR/RRF	786	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1114/0632	2/19/2003	WD	U	I	10	100
GRANTOR: WILLIAMS ALVIN						
GRANTEE: WILLIAMS HARRY & PA						
1114/0631	2/19/2003	WD	U	I	10	100
GRANTOR: WILLIAMS DERRICK						
GRANTEE: WILLIAMS HARRY & PA						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W7 S8 FCP=[YR=1993] W3 BAS=[YR=1993] W21
UOP=[YR=1993] N4 W6 S4 E6$ W16 S30 E10 FEP=[YR=1993] S9 E13
N9 W13$ E27 N30$ S30 E10 N23 W7 N7$ S7 E7 N15$.

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	0	42	9	378.00	SF	6.50	6.50	100	1959	1959	3	20	491	
2	0810	CONCRETE A	0	0	10	4	40.00	SF	6.50	6.50	100	1959	1959	3	20	52	
3	0810	CONCRETE A	0	0	37	9	333.00	SF	6.50	6.50	100	1972	1972	3	22	476	
4	0810	CONCRETE A	0	0	0	0	170.00	SF	6.50	6.50	100	1967	1967	3	20	221	

LAND DESCRIPTION

TOTAL OB/XF 1,240

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	0		RSF-2	75.00	105.00	75.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	562,500							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 562,500 Market: 0 Agricultural: 0 Common: 562,500 PRINTED 07/30/2025 BY SYS

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Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

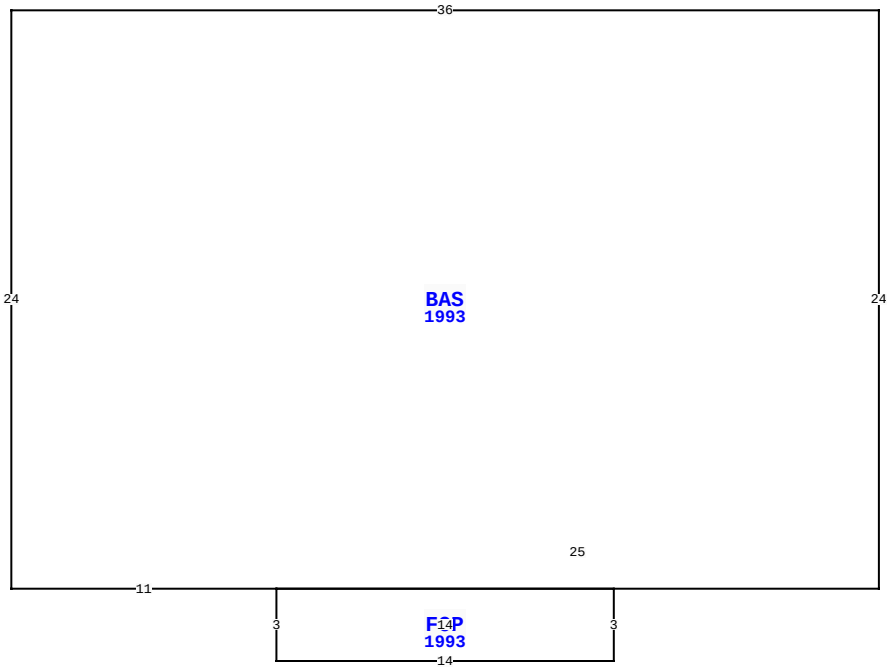
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1993	864	52,054
FOP	42	30	1993	13	783
TOTALS	906			877	52,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	877	87.0000	87.00	76,299	1967	1967	0	0	0	30.75	69.25

2 SINGLE FAM – 0% - 0 Heated Area: 864 HX Base Yr



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1114/0631	2/19/2003	WD	U	I	10	100
GRANTOR: WILLIAMS DERRICK						
GRANTEE: WILLIAMS HARRY & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S24 E11 FOP=[YR=1993] S3 E14 N3 W14$ E25 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 562,500 Market: 0 Agricultural: 0 Common: 562,500 PRINTED 07/30/2025 BY SYS