

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 8 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 275,000 TOTAL MARKET VALUE 275,000 SOH/AGL Deduction 141,104 ASSESSED VALUE 133,896 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 133,896 TOTAL JUST VALUE 275,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 275,000										
DOR CODE 0000 VACANT																PERMIT NUM 22007601 DESCRIPTION DEMOLITION AMT 0 ISSUED 05/16/2022											
MAP NUM																SALES DATA OFF RECORD Number 2040/0244 DATE 4/11/2016 TYPE INST SW U RSN CD I 12 SALE PRICE 95,000 GRANTOR: FEDERAL NATIONAL MORT GRANTEE: CINTRON EDWIN & SHEA 2026/0945 2/02/2016 CT U I 18 100 GRANTOR: CLERK OF COURT GRANTEE: FEDERAL NATIONAL MO											
NEIGHBORHOOD/LOC 3038.00																BUILDING NOTES BUILDING DIMENSIONS											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS						1720 LEWIS ST, FERNANDINA BEACH										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/15/2024 MLU											
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 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 1 000100 C RES 0 RSF-2 50.00 104.00 50.00 FF 1.00 1.00 1.00 5,500.00 5,500.00 275,000										
																	TOTAL OB/XF 0										
REVIEW DATE 04/15/2024 BY MLU Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS																											