BLOCK 9 LOTS 1 & 2 &
PT ABND R/W RESOLUTION 97-200
IN OR 460/351 & PT OR 812/1218

GREEN GEORGE N
PO BOX 15185
FERNANDINA BEACH, FL 32035

2025

00-00-30-010D-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

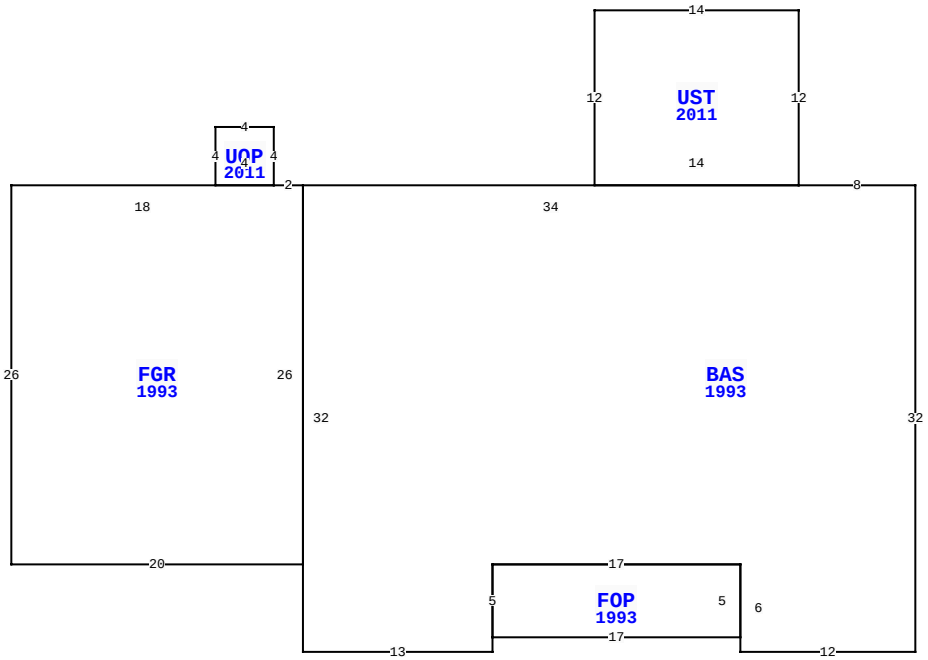
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,242	100	1993	1,242	114,139
FGR	520	55	1993	286	26,284
FOP	85	30	1993	26	2,390
UOP	16	20	2011	3	276
UST	168	45	2011	76	6,985
TOTALS	2,031			1,633	150,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,633	109.6000	109.60	178,977	1989	1989	0	0	0	16.15	83.85

1 SINGLE FAM – 100% - 2024 Heated Area: 1242 HX Base Yr



1524 LEWIS ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		150,072
TOTAL MARKET OB/XF VALUE		8,728
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		608,800
SOH/AGL Deduction		0
ASSESSED VALUE		608,800
TOTAL EXEMPTION VALUE	13	608,800
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		608,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		602,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217534	H/AC	0	08/01/2012
5473	NEW CONSTR	2,000	10/28/1988
3253	NEW CONSTR	0	10/20/1988
5229	NEW CONSTR	47,228	10/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0460/0351	7/01/1985	WD	U	V		1,867
GRANTOR:						
GRANTEE:						
0318/0094	7/01/1980	AA	Q	V		5,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 UST=[YR=2011] N12 W14 S12 E14 $ W34
FGR=[YR=1993] W2 UOP=[YR=2011] N4 W4 S4 E4 $ W18 S26 E20 N26 $ S32 E13 N1 FOP=[YR=1993] E17 N5 W17 S5 $ N5 E17 S6 E12 N32 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0812	CONCRETE C	0	100	0	0	1,178.00	SF	4.00	4.00	100	1989	1989	3	54.5	2,568	
3	0462	ST/AL FNC	0	100	0	0	400.00	SF	10.00	10.00	100	2024	2023		98	3,920	

LAND DESCRIPTION

TOTAL OB/XF 8,728

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	102.00	50.00	FF		1.00	1.00	0.80	4,500.00	3,600.00	180,000							
2	000100	C	RES	100		RSF-2	50.00	105.00	50.00	FF		1.00	1.00	0.80	4,500.00	3,600.00	180,000							
3	000120	C	RES OCEAN	100		RSF-2	25.00	99.00	25.00	FF		1.00	1.00	0.80	4,500.00	3,600.00	90,000							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS