BLOCK 9 LOT 3
AMERICAN BEACH 3 UNIT 2 PB 4/1

WILSON BETTY ANN REV TRUST/WILSON BETTY ANN TRUSTE
PO BOX 151
FERNANDINA BEACH, FL 32035-0151

2025

00-00-30-010D-0009-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
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

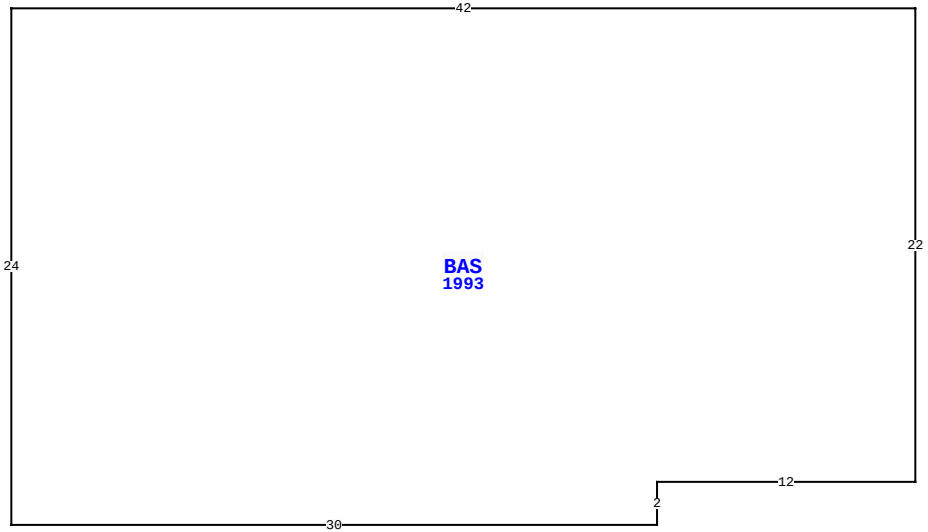
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	1993	984	88,442
TOTALS	984			984	88,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	984	107.0000	107.00	105,288	1989	1989	0	0	0	16.00	84.00

1 SINGLE FAM – 0% - 0 Heated Area: 984 HX Base Yr



1536 LEWIS ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	88,442
TOTAL MARKET OB/XF VALUE	258
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	313,700
SOH/AGL Deduction	105,239
ASSESSED VALUE	208,461
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	208,461
TOTAL JUST VALUE	313,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615152	ROOF	3,800	07/01/2016
0647	REMODEL	2,500	12/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/0548	3/28/2022	WD	U	I	11	100
GRANTOR: WILSON BETTY A						
GRANTEE: WILSON BETTY ANN RE						
0503/0833	11/01/1986	MS	U	V		7,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S24 E30 N2 E12 N22 $.

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	0820	WOOD WALK	0	0	4	3	12.00	SF	11.75	11.75	100	1989	1989	3	40	56	
2	1242	WD DECK A	0	0	0	0	48.00	SF	10.00	10.00	100	1995	1995	3	20	96	
3	0810	CONCRETE A	0	0	0	0	24.00	SF	6.50	6.50	100	1995	1995	3	68	106	

LAND DESCRIPTION

TOTAL OB/XF 258

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	50.00	106.00	50.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	225,000							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS