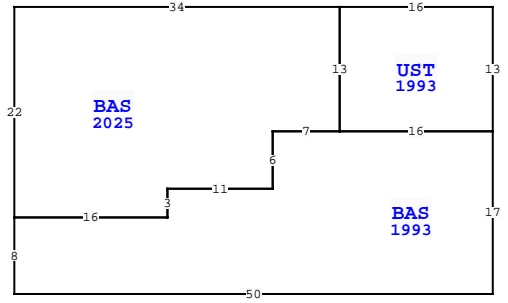
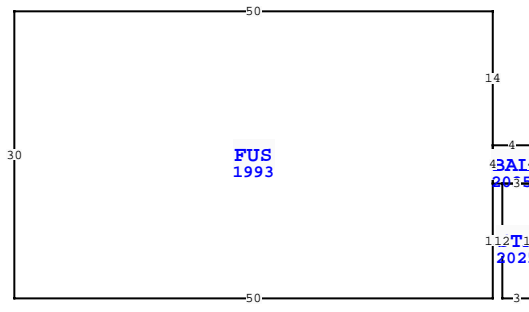


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	25 MOD METAL 70
Exterior Wall	31 HARDIE BRD 30
Roof Structure	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMNT 50
Interior Floor	14 CARPET 50
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	10 100
Frame	05 STEEL 100
Story Height	9 100
RMS	12 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	1800MULTI STORY OFFICE
MAP NUM	MKT AREA 03
NEIGHBORHOOD/LOC	3038.00
AREA TYPE	TOTAL GROSS AREA
BAL	16 15 2025 2 217
BAS	640 100 1993 640 69,466
BAS	652 100 2025 652 70,768
FUS	1,500 100 1993 1,500 162,810
STR	36 10 2025 4 434
UST	208 40 1993 83 9,009
TOTALS	3,052 2,881 312,704

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE	- 0%	- 0									Heated Area: 2792 HX Base Yr	



BLD DATE	12/03/2024	KW	LGL DATE
XF DATE	12/03/2024	KW	LAND DATE
INC DATE			AG DATE

1416 LEWIS ST, FERNANDINA BEACH

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
1	0803	ASPHALT C	0	0	0	0	4,660.00	SF	2.00	2.00	100	1995	1995	3	50	4,660	
2	0811	CONCRETE B	0	0	0	0	554.00	SF	5.20	5.20	100	1995	1995	3	68	1,959	
3	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	100	1995	1995	3	76	190	
4	0446	BOX FNC 6'	0	0	0	0	107.00	LF	20.00	20.00	100	1995	1995	3	20	428	
5	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	1995	1995	3	32	288	
6	1242	WD DECK A	0	0	20	14	280.00	SF	10.00	10.00	100	2005	2005	3	22	616	
8	0424	CL FNC 6'	0	0	0	0	8.00	LF	20.00	20.00	100	1995	1995	3	32	51	
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1995	1995	3	32	192	

NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 8		Tax Dist:		
BUILDING MARKET VALUE		312,704		
TOTAL MARKET OB/XF VALUE		8,384		
TOTAL LAND VALUE - MARKET		450,000		
TOTAL MARKET VALUE		771,088		
SOH/AGL Deduction		175,012		
ASSESSED VALUE		596,076		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		596,076		
TOTAL JUST VALUE		771,088		
NCON VALUE		33,493		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		742,040		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011930	NEW STORAGE BUILD	55,983	10/23/2024
M1419335	H/AC	0	03/01/2014
B9401296	NEW CONSTR	123,500	09/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2061/1226	7/28/2016	WD Q	Q	I	01	499,000
GRANTOR: KIM GOES TO WORK LLC						
GRANTEE: LEWIS STREET LLC						
1274/0999	11/17/2004	WD Q	Q	I		360,000
GRANTOR: SUMMERTIME BEACH SERV						
GRANTEE: KIM GOES TO WORK LL						

BUILDING NOTES

BUILDING DIMENSIONS
FUS=[YR=1993;ORIG=-50,-38] E50 S14 S4 S12 W50 N30 \$
BAS=[YR=2025;ORIG=-16,0] W34 S22 E16 N3 E11 N6 E7 N13 \$
BAS=[YR=1993;ORIG=-50,22] S8 E50 N17 W16 W7 S6 W11 S3 W16 \$
STR=[YR=2025;ORIG=4,-20] W3 S12 E3 N12 \$
BAL=[YR=2025;ORIG=0,-24] E4 S4 W3 W1 N4 \$
UST=[YR=1993;ORIG=-16,0] E16 S13 W16 N13 \$

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES						
1	001700	C	1STORY OFF	0		CN	100.00	103.00	100.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	450,000							