BLOCK 13 LOTS 1 2 & 3 &
FRACT OF R/W
K/A WASHINGTON ST

LEWIS STREET LLC
960194 GATEWAY BLVD, SUITE # 101
FERNANDINA BEACH, FL 32034

2025

00-00-30-010D-0013-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 60
Interior Wall	08	DECORATIVE 40
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 70
Ceiling	01	FIN.SUSPD 30
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		19 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

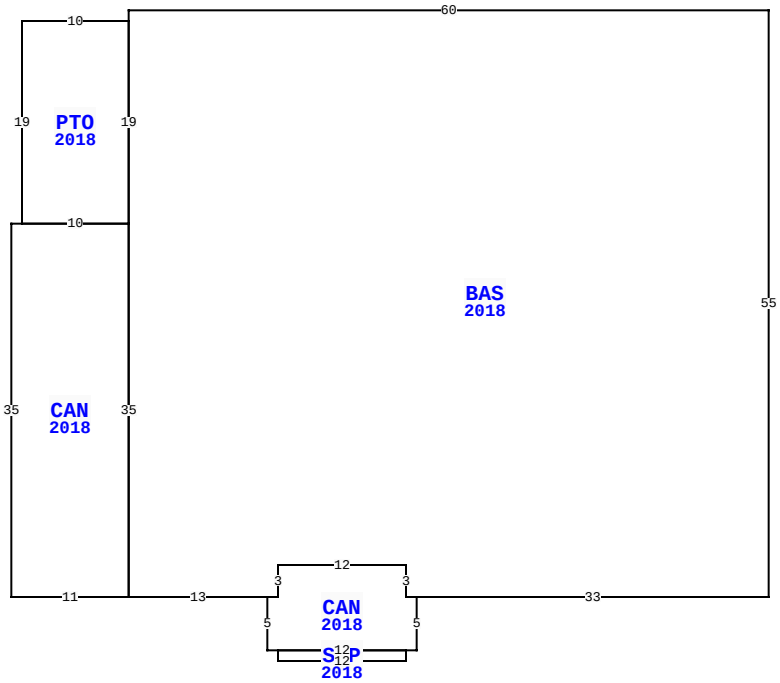
DOR CODE	2100	RESTAURANTS/CAFE	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,264	100	2018	3,264	734,563
CAN	106	30	2018	32	7,201
CAN	385	30	2018	116	26,106
PTO	190	5	2018	10	2,250
STP	12	10	2018	1	225
TOTALS	3,957			3,423	770,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2101	04	3,423	137.6918	232.01	794,170	2018	2018	0	0	0	3.00	97.00

1 RSTARANT 1 – 0% - 0 Heated Area: 3264 HX Base Yr



1408 LEWIS ST, FERNANDINA BEACH

BLD DATE	11/04/2024	KWA	LGL DATE	
XF DATE	11/04/2024	KWA	LAND DATE	04/22/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	770,345
TOTAL MARKET OB/XF VALUE	111,090
TOTAL LAND VALUE - MARKET	192,320
TOTAL MARKET VALUE	1,073,755
SOH/AGL Deduction	329,800
ASSESSED VALUE	743,955
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	743,955
TOTAL JUST VALUE	1,073,755
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,079,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008015	ADDITION-ROOF	31,000	09/05/2017
17008016	ADDITION-ROOF	31,000	09/05/2017
17002326	ADDITION	800,000	03/21/2017
B1632540	DEMOLITION	20,000	06/01/2016
M026380	TANKS/BLRS	6,000	10/01/2002
M026386	GAS PUMPS	1,300	10/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2044/0099	5/05/2016	SW	U	I	11	100
GRANTOR: HOGAN ROBERT REVOCABL						
GRANTEE: LEWIS STREET LLC						
2038/1559	4/07/2016	WD	U	I	12	540,000
GRANTOR: CBC NATIONAL BANK						
GRANTEE: HOGAN ROBERT REVOCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W60 S1 S19 S35 E13 E1 N3 E12 S3 E1 E33 N55 $
CAN=[YR=2018;LABEL=covered seating;ORIG=-70,20] W1 S35 E11 N35 W10 $
PTO=[YR=2018;ORIG=-60,1] W10 S19 E10 N19 $
CAN=[YR=2018;ORIG=-47,55] S5 E1 E12 E1 N5 W1 N3 W12 S3 W1 $
STP=[YR=2018;ORIG=-46,60] S1 E12 N1 W12 $
.

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	0402	CONC BUMPE	0	0	0	0	17.00	UT	25.00	25.00	100	2010	2010	3	93	395	
2	0855	CONC PAVER	0	0	0	0	8,565.00	SF	10.00	10.00	100	2019	2019	3	97	83,081	
5	0835	QUARY TILE	0	0	32	5	160.00	SF	10.00	10.00	100	2018	2018	3	97	1,552	
6	0097	AWNING CN	0	0	0	0	34.00	SF	65.00	65.00	100	2018	2018	3	84	1,856	
7	0810	CONCRETE A	0	0	55	6	330.00	SF	6.50	6.50	100	2018	2018	3	97	2,081	
8	0810	CONCRETE A	0	0	16	3	48.00	SF	6.50	6.50	100	2018	2018	3	97	303	
11	0446	BOX FNC 6'	0	0	0	0	10.00	LF	20.00	20.00	100	2018	2018	3	78	156	
12	0446	BOX FNC 6'	0	0	0	0	72.00	LF	20.00	20.00	100	2018	2018	3	78	1,123	
13	0885	WATERSCAPE	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2018	2018	3	100	5,000	
14	0964	HALON SYST	0	0	16	4	64.00	SF	50.00	50.00	100	2018	2018	3	97	3,104	

TOTAL OB/XF 98,651

LAND DESCRIPTION

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	002100	C	RESTAURANT	0	0006	CN	0.00	0.00	19,232.00	SF		1.00	1.00	1.00	10.00	10.00	192,320							

REVIEW DATE 11/04/2024 BY KWA Total Acres: 0.44 Total Land Value: 192,320 Market: 0 Agricultural: 0 Common: 192,320 PRINTED 07/30/2025 BY SYS

BLOCK 13 LOTS 1 2 & 3 &
FRACT OF R/W
K/A WASHINGTON ST

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TOTAL JUST VALUE	1,073,755
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,079,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210298	REMODEL	8,000	09/01/2002
R024458	REPAIR/RRF	8,240	09/01/2002
0209931	XFOB	60,000	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2044/0099	5/05/2016	SW	U	I	11	100
GRANTOR: HOGAN ROBERT REVOCABL						
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2038/1559	4/07/2016	WD	U	I	12	540,000
GRANTOR: CBC NATIONAL BANK						
GRANTEE: HOGAN ROBERT REVOCA						

BUILDING NOTES

BUILDING DIMENSIONS

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
15	0142	BAR TOP A	0	0	0	0	18.00	LF	165.00	165.00	100	2018	2018	3	78	2,317	
16	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2018	2018	3	78	624	
17	0966	FIRE SPRNK	0	0	0	0	3,264.00	SF	3.00	3.00	100	2018	2018	3	97	9,498	

LAND DESCRIPTION

TOTAL OB/XF 12,439

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

REVIEW DATE 11/04/2024 BY KWA Total Acres: 0.44 Total Land Value: 192,320 Market: 0 Agricultural: 0 Common: 192,320 PRINTED 07/30/2025 BY SYS