LOT 20
AMELIA ISLAND INDUSTRIAL PARK
SEC 3 PB 5/59

BLACKMON RESTORATION INC
2428 LYNNDALE RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1017-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

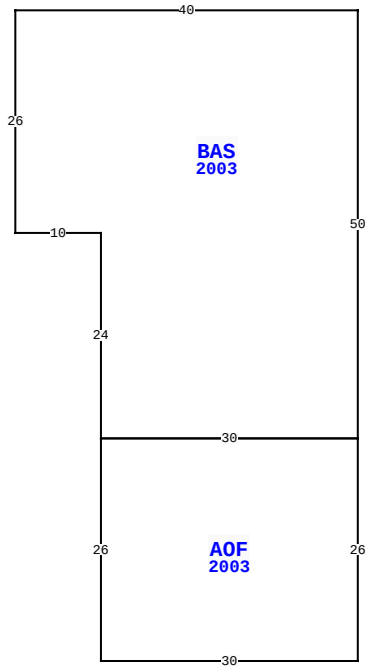
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	4800	WAREHOUSE-STORAGE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1070.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	780	185	2003	1,443	28,500
BAS	1,760	100	2003	1,760	34,760
TOTALS	2,540			3,203	63,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	3,203	86.3416	39.50	126,518	2000	2000	0	0	0	50.00	50.00

1 PREFAB MTL – 0% - 0 Heated Area: 2540 HX Base Yr



2428 LYNNDALE RD, FERNANDINA BEACH

BLD DATE	04/05/2019	KK	LGL DATE		
XF DATE	04/05/2019	KK	LAND DATE	04/23/2025	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	63,259
TOTAL MARKET OB/XF VALUE	20,107
TOTAL LAND VALUE - MARKET	196,875
TOTAL MARKET VALUE	280,241
SOH/AGL Deduction	0
ASSESSED VALUE	280,241
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,241
TOTAL JUST VALUE	280,241
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B021527	H/AC	7,000	09/06/2002
B012651	XFOB	2,500	12/14/2001
B003314	REMODEL	25,000	06/22/2000
B991793	NEW CONSTR	65,000	12/10/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2503/1618	10/07/2021	WD	U	I	30	475,000
GRANTOR: WORMHOUDT JAMES						
GRANTEE: BLACKMON RESTORATIO						
1356/1879	10/07/2005	WD	Q	I	06	100
GRANTOR: WORMHOUDT AMY						
GRANTEE: WORMHOUDT JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W40 S26 E10 S24 AOF=[YR=2003] S26 E30 N26 W30$ E30 N50$.

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	0812	CONCRETE C	0	0	0	0	5,589.00	SF	4.00	4.00	100	2003	2003	3	82	18,332	
2	0810	CONCRETE A	0	0	0	0	330.00	SF	6.50	6.50	100	2001	2001	3	79	1,695	
3	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2000	2000	3	20	80	

LAND DESCRIPTION

TOTAL OB/XF 20,107

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	004800	C	WAREHOUSE	0	0006	I-1	75.00	175.00	13,125.00	SF		1.00	1.00	1.00	15.00	15.00	196,875							

REVIEW DATE 04/05/2019 BY KK Total Acres: 0.00 Total Land Value: 196,875 Market: 0 Agricultural: 0 Common: 196,875 PRINTED 07/30/2025 BY SYS