



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		5 100
Frame	05	STEEL 100
Story Height		12 100
RMS		6 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	OWNER OCC 100
Quality	04	Quality Level 04
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	1,484	185	2024	2,745	157,351
CAN	168	30	1998	50	2,866
FST	36	70	1998	25	1,434
UST	480	50	1998	240	13,758
TOTALS	2,168			3,060	175,408

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4807	06	3,060	131.8986	60.34	184,640	1998	2015	0	0	5.00	95.00
1 PREFAB MTL - 0% - 2025 Heated Area: 1484 HX Base Yr											
2424 LYNNDALE RD, FERNANDINA BEACH											

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	0810	CONCRETE A	0	0	0	0	0	2,044.00	SF	6.50	6.50	100	1998	1998	3	73	9,699	
2	0810	CONCRETE A	0	0	0	0	0	101.00	SF	6.50	6.50	100	1998	1998	3	73	479	
3	6001	ROLLUP DR	0	0	0	0	0	2.00	UT	400.00	400.00	100	2004	2004	3	21	168	
4	0812	CONCRETE C	0	0	0	0	0	1,978.00	SF	4.00	4.00	100	2004	2004	3	83	6,567	
5	0810	CONCRETE A	0	0	0	0	0	164.00	SF	6.50	6.50	100	2004	2004	3	83	885	
6	0646	LWN SPRK H	0	0	0	0	0	4.00	UT	2.00	2.00	100	2000	2000	3	23	2	
TOTAL OB/XF 17,800																		

LAND DESCRIPTION											
L	N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	004800	C	WAREHOUSE	0	0006	I-1	75.00	175.00	13,240.00	SF	1.00
Total Acres: 0.00 Total Land Value: 198,600 Market: 0 Agricultural: 0 Common: 198,600											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		237,668	
TOTAL MARKET OB/XF VALUE		17,800	
TOTAL LAND VALUE - MARKET		198,600	
TOTAL MARKET VALUE		454,068	
SOH/AGL Deduction		0	
ASSESSED VALUE		454,068	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		454,068	
TOTAL JUST VALUE		454,068	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		451,848	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200093	REMODEL	0	10/08/2020
20042159	H/AC	3,000	11/15/2004
20041988	NEW CONSTR	2,000	10/28/2004
B041211	NEW CONSTR	139,000	06/30/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2717/653	5/31/2024	SW	Q	I	01	540,000	
GRANTOR: DEAL JOANNA C L/E							
GRANTEE: LAJJ PROPERTIES LLC							
2573/0337	6/23/2022	QC	U	I	11	100	
GRANTOR: DEAL JOANNA C							
GRANTEE: DEAL BRIAN C							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UST=[YR=1998] W24 AOF=[YR=2024] W16 S50 CAN=[YR=1998] W1 S4 E42 N4 W41 \$ E40 N24 FST=[YR=1998] N6 W6 S6 E6 \$ W6 N6 W18 N20 \$ S20 E24 N20 \$.											

LAJJ PROPERTIES LLC
2423 LOS ROBLES
FERNANDINA BEACH, FL 32034

00-00-31-1017-0021-0000

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