

IN OR 1180/881

AMELIA ISLAND INDUSTRIAL PARK
SEC 3 PB 5/59

PAW PRINT PROPERTIES INC
2420 LYNNDAL ROAD
FERNANDINA BEACH, FL 32034

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FERNANDINA BEACH, FL 32034

2025

00-00-31-1017-0022-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 25 MOD METAL 80										4807 06 4,088 99.4733 45.51 186,045 2003 2003 0 0 0 50.00 50.00										VALUATION BY STANDARD									
Exterior Wall 20 FACE BRICK 20										1 PREFAB MTL - 0% - 0 Heated Area: 3000 HX Base Yr										Tax Group: 2 Tax Dist:									
Roof Structur 10 STEEL FRME 100																				BUILDING MARKET VALUE 93,022									
Roof Cover 12 MODULAR MT 100																				TOTAL MARKET OB/XF VALUE 24,079									
Interior Wall 01 MINIMUM 100																				TOTAL LAND VALUE - MARKET 398,550									
Interior Floo 03 CONC FINSH 100																				TOTAL MARKET VALUE 515,651									
Ceiling 02 F.NOT SUS 100																				SOH/AGL Deduction 94,187									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 421,464									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE 0									
Plumbing 4 100																				BASE TAXABLE VALUE 421,464									
Frame 05 STEEL 100																				TOTAL JUST VALUE 515,651									
Story Height 12 100																				NCON VALUE 0									
RMS 6 100																				INCOME VALUE									
Stories 1. 1. 100																				PREVIOUS YEAR MKT VALUE 383,149									
Class 00 . 100																													
Units 0 100																													
Occupancy 00 NONE 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 1,280 185 2003 2,368 53,884																													
BAS 1,720 100 2003 1,720 39,139																													
TOTALS 3,000 4,088 93,022																													
EXTRA FEATURES										2420 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										BLD DATE 02/03/2022 XF DATE 02/03/2022 INC DATE KK KK LGL DATE LAND DATE AG DATE 04/23/2025 DC																			
1 0812 CONCRETE C 0 0 0 0 6,335.00 SF 4.00 4.00 100 2003 2003 3 82 20,779																													
2 0810 CONCRETE A 0 0 0 0 200.00 SF 6.50 6.50 100 2003 2003 3 82 1,066																													
3 0422 CL FNC 4' 0 0 0 0 150.00 LF 15.00 15.00 100 2005 2005 3 64 1,440																													
4 0978 SECURITY LT 0 0 0 0 2.00 UT 450.00 450.00 100 2003 2003 3 58 522																													
5 6001 ROLLUP DR 0 0 0 0 1.00 UT 400.00 400.00 100 2003 2003 3 20 80																													
6 0463 FENCE GATE 0 0 0 0 1.00 UT 300.00 300.00 100 2005 2005 3 64 192																													
LAND DESCRIPTION										TOTAL OB/XF 24,079																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 0003 I-1 111.00 238.00 26,570.00 SF 1.00 1.00 1.00 15.00 15.00 398,550																													
REVIEW DATE 02/03/2022 BY KK Total Acres: 0.00 Total Land Value: 398,550 Market: 0 Agricultural: 0 Common: 398,550 PRINTED 07/30/2025 BY SYS																													