LOTS 23 & 24
AMELIA ISLAND INDUSTRIAL PARK
3 PBK 5/59

LYNNDALE2416 HOLDINGS LLC/
6 S 14TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1017-0023-0000

BUILDING CHARACTERISTICS

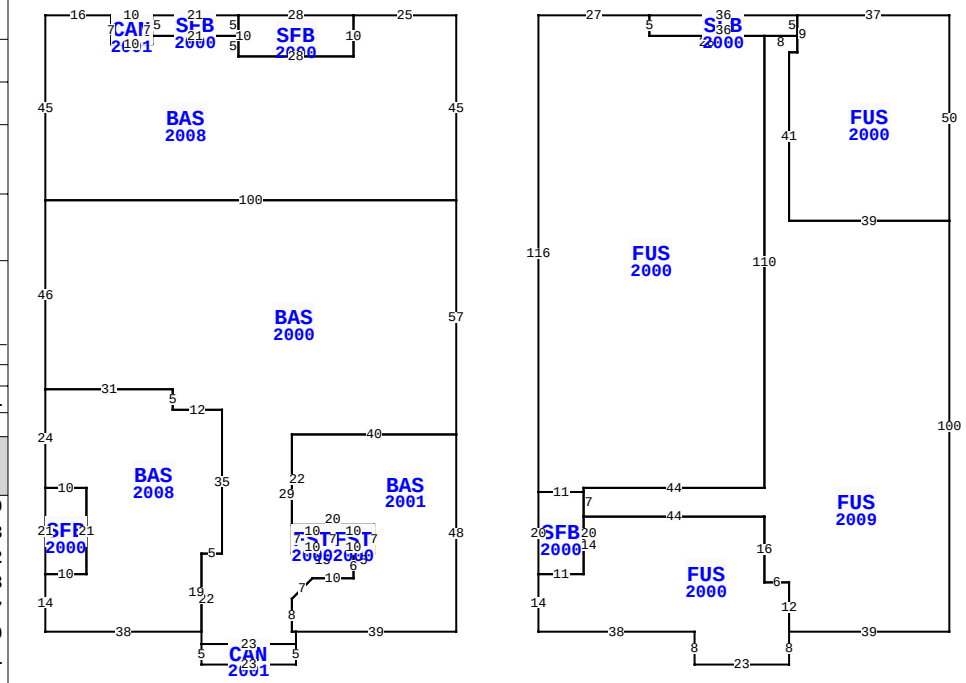
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		53 100
Frame	05	STEEL 100
Story Height		12 100
RMS		69 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	1720	MEDICAL OFFICE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1070.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,370	100	2000	6,370	1,103,259
BAS	1,678	100	2001	1,678	290,623
BAS	2,172	100	2008	2,172	376,182
BAS	4,045	100	2008	4,045	700,578
CAN	70	30	2001	21	3,637
CAN	115	30	2001	34	5,889
FST	70	50	2000	35	6,061
FST	70	50	2000	35	6,061
FUS	1,642	100	2000	1,642	284,388
FUS	1,932	100	2000	1,932	334,615
TOTALS	30,369			29,970	5,190,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	29,970	129.0100	208.67	6,253,840	2000	2004	0	0	0	17.00	83.00

1 MDL OFFICE – 0% - 0 Heated Area: 29845 HX Base Yr



** This building has 17 Sub-Areas

2416 LYNNDALE RD, FERNANDINA BEACH

BLD DATE	04/07/2025	KW	LGL DATE	
XF DATE	04/07/2025	KW	LAND DATE	04/23/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	5,028,075
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	6,285,094
SOH/AGL Deduction	0
ASSESSED VALUE	6,285,094
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,285,094
TOTAL JUST VALUE	6,285,094
NCON VALUE	0
INCOME VALUE	6,285,094
PREVIOUS YEAR MKT VALUE	6,117,846

AS OF 4/2025KW: (DOWNSTAIRS) STE 102 = DOVETAIL OR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230043	1ST FLOOR RENO	200,000	07/03/2023
20220289	REMODEL-2ND FLOOR	725,000	08/08/2022
20180114	REMODEL	2,000,000	01/11/2018
20081679	OTHER	1,227	11/12/2008
20081455	REMODEL	0	09/17/2008
20080881	ELEC OTHER	2,500	05/23/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2462/0485	5/07/2021	SW	U	I	35	5,900,000
GRANTOR: PEMBROKE PINES INVEST						
GRANTEE: LYNNDALE2416 HOLDIN						
2141/1717	7/20/2017	WD	U	I	11	100
GRANTOR: FERNANDINA BEACH MEDI						
GRANTEE: PEMBROKE PINES INVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=-100,45] S46 E31 S5 E12 S35 W5 S22 E23 N3 W1 N8 U5R5 E10 N6 W15 N29 E40 N57 W100 $
FUS=[YR=2000;LABEL=SUITE2C;ORIG=20,0] E27 S5 E28 S110 W44 S1 W11 N116 $
FUS=[YR=2009;LABEL=SUITE2A(PHASE1);ORIG=120,50] S100 W39 N12 W6 N16 W44 N7 E44 N110 E8 S4 W2 S41 E39 $
BAS=[YR=2008;ORIG=0,0] W25 S10 W28 N5 W21 S2 W10 N7 W16 S45 E100 N45 $
BAS=[YR=2008;ORIG=-100,91] S24 E10 S21 W10 S14 E38 N19 E5 N35 W12 N5 W31 $
FUS=[YR=2000;LABEL=ste2A: phase 2;ORIG=83,0] E37 S50 W39 N41 E2 N9 $

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	0803	ASPHALT C	0	0	0	0	36,152.00	SF	2.00	2.00	100	2000	2000	3	50	36,152	
2	0812	CONCRETE C	0	0	0	0	1,604.00	SF	4.00	4.00	100	2000	2000	3	77	4,940	
3	0400	CONC CURB	0	0	0	0	1,461.00	LF	15.00	15.00	100	2000	2000	3	83	18,189	
4	0972	ST LGHT UN	0	0	0	0	17.00	UT	1,897.50	1,897.50	100	2000	2000	3	48	15,484	
5	0966	FIRE SPRNK	0	0	0	0	30,184.00	SF	3.00	3.00	100	2000	2000	3	77	69,725	
7	0410	ELEVATOR	0	0	0	0	1.00	UT	40,000.00	40,000.00	100	2004	2004	3	100	40,000	
8	0812	CONCRETE C	0	0	0	0	1,130.00	SF	4.00	4.00	100	2008	2008	3	88	3,978	
9	0351	CARPORT MT	0	0	0	0	492.00	SF	10.00	10.00	100	2008	2008	3	31	1,525	
11	0811	CONCRETE B	0	0	0	0	1,034.00	SF	5.20	5.20	100	2008	2008	3	88	4,732	
12	0402	CONC BUMPE	0	0	0	0	8.00	UT	25.00	25.00	100	2008	2008	3	91	182	

TOTAL OB/XF 194,907

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	001901	C	MEDICAL OF	0	0003	I-1	0.00	0.00	84,536.00	SF		1.00	1.00	0.60	15.00	9.00	760,824							

REVIEW DATE 04/07/2025 BY KW Total Acres: 0.00 Total Land Value: 1,257,019 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

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TOTALS					

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ASSESSED VALUE	6,285,094
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,285,094
TOTAL JUST VALUE	6,285,094
NCON VALUE	0
INCOME VALUE	6,285,094
PREVIOUS YEAR MKT VALUE	6,117,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080872	H/AC	300	05/22/2008
20080847	H/AC	3,800	05/19/2008
20080725	H/AC	20,000	04/30/2008
20080658	ELEC OTHER	30,000	04/22/2008
20080637	OTHER	21,000	04/18/2008
20080595	ADDITION	201,000	04/14/2008

SALES DATA

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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
13	0810	CONCRETE A	0	0	0	0	396.00	SF	6.50	6.50	100	2008	2008	3	88	2,265	
14	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2008	2008	3	72	432	
15	0446	BOX FNC 6'	0	0	0	0	58.00	LF	20.00	20.00	100	2008	2008	3	31	360	
16	0803	ASPHALT C	0	0	0	0	25,409.00	SF	2.00	2.00	100	2008	2008	3	60	30,491	
17	0810	CONCRETE A	0	0	0	0	800.00	SF	6.50	6.50	100	2008	2008	3	88	4,576	
18	0400	CONC CURB	0	0	0	0	816.00	LF	15.00	15.00	100	2008	2008	3	91	11,138	
19	0402	CONC BUMPE	0	0	0	0	26.00	UT	25.00	25.00	100	2008	2008	3	91	592	
20	0972	ST LGHT UN	0	0	0	0	12.00	UT	2,530.00	2,530.00	100	2008	2008	3	72	21,859	

LAND DESCRIPTION

TOTAL OB/XF 71,713

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 04/07/2025 BY KW Total Acres: 0.00 Total Land Value: 1,257,019 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS