PT OF LOTS 158,159,170 & 171
IN OR 946/1966 (EX U/R LEASE
IN RES 2013-40 K/A PAR 158-2L)

CITY OF FERNANDINA BEACH/
204 ASH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1600-0158-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

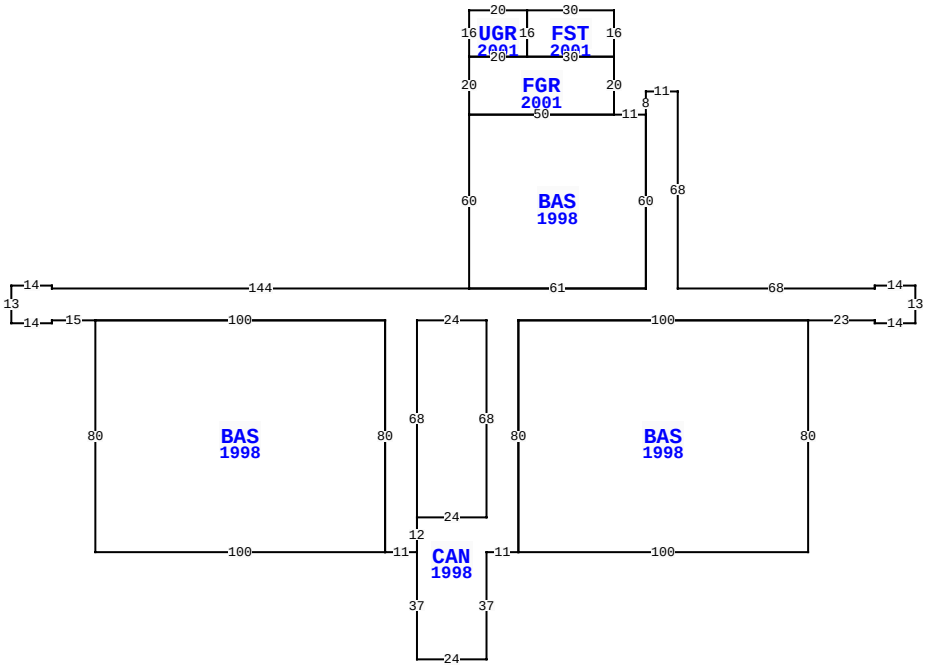
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		128 100
Frame	04	REIN CONC 100
Story Height		15 100
RMS		93 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8900	MUNICIPAL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,660	100	1998	3,660	675,629
BAS	8,000	100	1998	8,000	1,476,784
BAS	8,000	100	1998	8,000	1,476,784
CAN	7,172	30	1998	2,152	397,255
FGR	1,000	60	2001	600	110,759
FST	480	50	2001	240	44,304
UGR	320	40	2001	128	23,628
TOTALS	28,632			22,780	4,205,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	22,780	116.9992	200.65	4,570,807	1998	1998	0	0	0	8.00	92.00

1 GOVT BLDG – 0% - 0 Heated Area: 19660 HX Base Yr



BLD DATE	02/27/2025 KWA	LGL DATE	
XF DATE	02/27/2025 KWA	LAND DATE	06/14/2022 KK
INC DATE		AG DATE	

1525 LIME ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		4,205,142
TOTAL MARKET OB/XF VALUE		229,265
TOTAL LAND VALUE - MARKET		380,000
TOTAL MARKET VALUE		4,814,407
SOH/AGL Deduction		1,514,190
ASSESSED VALUE		3,300,217
TOTAL EXEMPTION VALUE	04	3,300,217
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,814,407
NCON VALUE		14,400
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,853,180

FERNANDINA BEACH CITY POLICE DEPT

SEE 00-00-31-1600-0158-002L

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0046	CONSTRUCT A FOUR	13,085	06/05/2024
20220087	ROOF	0	01/03/2022
20173036	REPAIR/RRF	92,950	10/04/2017
20172134	REMODEL	39,820	07/12/2017
20171968	NEW CONSTR	14,562	06/27/2017
20160614	C/O 7.5 TON UNIT	14,379	03/07/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0946/1966	8/28/2000	WD	Q	I		1,910,000
GRANTOR: LIME STREET LTD						
GRANTEE: CITY OF FERNANDINA						
0928/1287	4/14/2000	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: LIME STREET LTD						

BUILDING NOTES

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	0966	FIRE SPRNK	0	0	80	100	8,000.00	SF	3.00	3.00	100	1998	1998	3	73	17,520	
2	0966	FIRE SPRNK	0	0	80	100	8,000.00	SF	3.00	3.00	100	1998	1998	3	73	17,520	
3	0966	FIRE SPRNK	0	0	60	61	3,660.00	SF	3.00	3.00	100	1998	1998	3	73	8,015	
4	0803	ASPHALT C	0	0	0	0	55,580.00	SF	2.00	2.00	100	1998	1998	3	50	55,580	
5	0812	CONCRETE C	0	0	0	0	6,600.00	SF	4.00	4.00	100	1998	1998	3	73	19,272	
6	0972	ST LGHT UN	0	0	0	0	8.00	UT	3,162.50	3,162.50	100	1998	1998	3	42	10,626	
8	0097	AWNING CN	0	0	0	0	7.00	SF	65.00	65.00	100	1998	1998	3	40	182	
9	0097	AWNING CN	0	0	0	0	7.00	SF	65.00	65.00	100	1998	1998	3	40	182	
10	0425	CL FNC 8'	0	0	0	0	21.00	LF	12.25	12.25	100	1998	1998	3	42	108	
11	0424	CL FNC 6'	0	0	0	0	31.00	LF	23.00	23.00	100	1998	1998	3	42	299	

TOTAL OB/XF 129,304

BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=-283,12] S80 E100 N80 W100 $
BAS=[YR=1998;ORIG=-137,92] E100 N80 W100 S80 $
CAN=[YR=1998;ORIG=0,0] W14 S1 W68 N68 W11 S8 S60 W61 W144 N1 W14 S13 E14 N1 E15 E100 S80 E11 N12 N68 E24 S68 W24 S12 S37 E24 N37 E11 N80 E100 E23 S1 E14 N13 $
BAS=[YR=1998;ORIG=-93,-59] W11 W50 S60 E61 N60 $
FGR=[YR=2001;ORIG=-104,-59] N20 W30 W20 S20 E50 $
FST=[YR=2001;ORIG=-104,-79] N16 W30 S16 E30 $
UGR=[YR=2001;ORIG=-134,-79] N16 W20 S16 E20 $
.

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	008900	C	MUNICIPAL	0		MU-1	0.00	0.00	3.04	AC		1.00	1.00	1.00	125,000.00	125,000.00	380,000							

REVIEW DATE 02/27/2025 BY KWA Total Acres: 3.04 Total Land Value: 380,000 Market: 0 Agricultural: 0 Common: 380,000 PRINTED 07/30/2025 BY SYS

PT OF LOTS 158,159,170 & 171
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IN RES 2013-40 K/A PAR 158-2L)

CITY OF FERNANDINA BEACH/
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TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

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TOTAL EXEMPTION VALUE	04	3,300,217
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,814,407
NCON VALUE		14,400
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,853,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141502	H/AC	7,000	07/10/2014
20101859	REPAIR/RRF	15,000	10/27/2010
20100769	ADDITION	100	05/10/2010
20100716	H/AC	6,000	05/04/2010
20071294	SIGN	750	07/12/2007
20070288	REMODEL	44,139	02/16/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0946/1966	8/28/2000	WD	Q	I		1,910,000
GRANTOR: LIME STREET LTD						
GRANTEE: CITY OF FERNANDINA						
0928/1287	4/14/2000	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: LIME STREET LTD						

BLD DATE	02/27/2025	KWA	LGL DATE	
XF DATE	02/27/2025	KWA	LAND DATE	06/14/2022 KK
INC DATE			AG DATE	

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
12	0463	FENCE GATE	0	0	0	0	2.00	UT	345.00	345.00	100	1998	1998	3	42	290	
13	0400	CONC CURB	0	0	0	0	3,216.00	LF	15.00	15.00	100	1998	1998	3	80	38,592	
14	1126	CB/STC 8"	0	0	8	36	288.00	SF	8.00	8.00	100	1998	1998	3	73	1,682	
15	0425	CL FNC 8'	0	0	0	0	21.00	LF	12.25	12.25	100	1998	1998	3	42	108	
16	0649	LIGHTS-GD	0	0	0	0	2.00	SF	225.00	225.00	100	2001	2001	3	20	90	
19	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	86	2001	2001	3	86	516	
20	0510	GARAGE WD-	0	0	71	22	1,562.00	SF	35.00	35.00	100	2017	2017	3	81	44,283	
21	0351	CARPORT MT	0	0	60	24	1,440.00	SF	10.00	10.00	100	2025	2024		100	14,400	

LAND DESCRIPTION

TOTAL OB/XF 99,961

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 02/27/2025 BY KWA Total Acres: 3.04 Total Land Value: 380,000 Market: 0 Agricultural: 0 Common: 380,000 PRINTED 07/30/2025 BY SYS