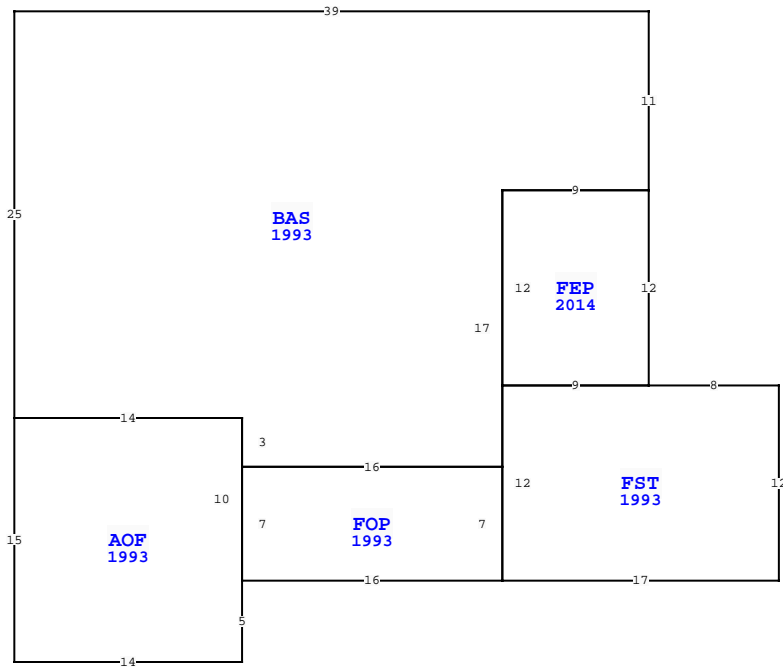


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Story Height		0	100
RMS		0	100
Units		1	100
BUD8 Adjustme	02	DIST FB	100
Quality	03	Quality Level	03
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	210	100	1993
BAS	897	100	1993
FEP	108	80	2014
FOP	112	30	1993
FST	204	55	1993
TOTALS	1,531		
		1,339	42,450

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0301	03	1,339	116.5500	99.07	132,655	1984	1984	0	0	40	28.00	32.00
1 APARTMENT - 0% - 0 Heated Area: 1193 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 18	2
VALUATION SUMMARY			
VALUATION BY			DIRECT_CAP
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			1,560,780
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			1,560,780
SOH/AGL Deduction			214,947
ASSESSED VALUE			1,345,833
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,345,833
TOTAL JUST VALUE			1,560,780
NCON VALUE			0
INCOME VALUE			1,560,780
PREVIOUS YEAR MKT VALUE			1,300,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20-0646	FIRE DAMAGE REPAI	0	10/28/2020
20163547	REPAIR/RRF	6,210	12/29/2016
20150329	OTHER	1,950	02/12/2015
20141538	REPAIR/RRF	6,600	07/16/2014
20122138	REPAIR/RRF	7,279	10/17/2012
20101190	H/AC	2,500	07/21/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / V	RSN CD	SALE PRICE
0289/0052	4/01/1979	WD Q	Q	V		27,000

BLD DATE		07/26/2019	KK	LGL DATE	
XF DATE		07/26/2019	KK	LAND DATE	07/26/2019
INC DATE		07/11/2024	DC	AG DATE	

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	0	0	8,653.00	SF	4.00	4.00	100	1984
2	0803	ASPHALT C	0	0	0	0	12,000.00	SF	2.00	2.00	100	1984
3	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	1984
4	0803	ASPHALT C	0	0	0	0	22,916.00	SF	2.00	2.00	100	1984
5	0400	CONC CURB	0	0	0	0	780.00	LF	15.00	15.00	100	1984
6	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1984
7	0505	FLAGPOLE A	0	0	20	0	20.00	LF	50.00	50.00	100	1984
8	0940	SHEDS/PORT	0	0	8	6	48.00	SF	30.00	30.00	100	2014
9	0446	BOX FNC 6'	0	0	30	0	30.00	LF	20.00	20.00	100	2014
10	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2014

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1655 LIME ST, FERNANDINA BEACH												
TOTAL OB/XF 59,856												

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
FST=[YR=1993] W8 FEP=[YR=2014] N12 BAS=[YR=1993] N11 W39 S25 AOF=[YR=1993] S15 E14 N5 FOP=[YR=1993] E16 N7 W16 S7\$ N10 W14\$ E14 S3 E16 N17 E9 \$ W9 S12 E9\$ W9 S12 E17 N12\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000300	C	MULTI-FAMILY	0	0003	R-1	0.00	0.00	35.00	UT		1.00	1.00	0.70	25,000.00	17,500.00	612,500								

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	20	FACE BRICK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LVT/LAMMT	70		
Interior Floor	07	CORK/VTILE	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		1.5	100		
Frame	02	WOOD FRAME	100		
Story Height		0	100		
RMS		0	100		
Units		2	100		
BUD8 Adjustme	02	DIST FB	100		
Quality	03	Quality Level	03		
DOR CODE	0300	MULTI-FAMILY			
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	2,129	100	1993	2,129	69,136
FOP	162	30	1993	49	1,591
FST	20	55	1993	11	357
FST	20	55	1993	11	357
TOTALS	2,331			2,200	71,442

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0301	03	2,200	119.3850	101.48	223,256	1984	1984	0	0	40	28.00	32.00
2 APARTMENT - 0% - 0			Heated Area: 2129			HX Base Yr						

NASSAU COUNTY PROPERTY		PAGE 2 of 18	2
VALUATION SUMMARY			
VALUATION BY			DIRECT_CAP
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			1,560,780
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			1,560,780
SOH/AGL Deduction			214,947
ASSESSED VALUE			1,345,833
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,345,833
TOTAL JUST VALUE			1,560,780
NCON VALUE			0
INCOME VALUE			1,560,780
PREVIOUS YEAR MKT VALUE			1,300,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100648	OTHER	200	04/23/2010
20100649	OTHER	150	04/23/2010
20100650	OTHER	650	04/23/2010
20100652	OTHER	150	04/23/2010
20100653	OTHER	350	04/23/2010
20100654	OTHER	750	04/23/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0289/0052	4/01/1979	WD	Q	V		27,000

GRANTOR:

GRANTEE:

EXTRA FEATURES																
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
1655 LIME ST, FERNANDINA BEACH																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W63 S37 E18 FOP=[YR=1993] E27N6FST=[YR=1993] E2N4W5S4E3\$W27 FST=[YR=1993] E3N4W5S4E2\$S6\$N6W2N4E5 S4E21N4E5S4W2S6E18N37\$.	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
TOTAL OB/XF 0																								

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		2 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1010.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,825	100
FOP	105	30
FST	15	55
FST	15	55
TOTALS	1,960	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0301	03	1,873	117.6000	99.96	187,225	1984	1984		0	0	40	28.00	32.00
3 APARTMENT - 0% - 0 Heated Area: 1825 HX Base Yr													
BLD DATE	07/26/2019	KK	LGL DATE	07/26/2019	KK								
XF DATE	07/26/2019	KK	LAND DATE	07/26/2019	KK								
INC DATE	07/11/2024	DC	AG DATE										

NASSAU COUNTY PROPERTY		PAGE 3 of 18	2
VALUATION SUMMARY			
VALUATION BY			DIRECT_CAP
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			1,560,780
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			1,560,780
SOH/AGL Deduction			214,947
ASSESSED VALUE			1,345,833
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,345,833
TOTAL JUST VALUE			1,560,780
NCON VALUE			0
INCOME VALUE			1,560,780
PREVIOUS YEAR MKT VALUE			1,300,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100655	OTHER	750	04/23/2010
20100657	OTHER	250	04/23/2010
20100658	OTHER	250	04/23/2010
20100659	OTHER	350	04/23/2010
20100660	OTHER	550	04/23/2010
20100661	OTHER	350	04/23/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0289/0052	4/01/1979	WD	Q	V		27,000

EXTRA FEATURES														
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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21 FST=[YR=1993] E3 N5 W3 S5\$ N5 W21 S5\$ N5 W3 S5\$ N5 E27 S5 E11 N40\$.

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	20	FACE BRICK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		1	100		
Frame	02	WOOD FRAME	100		
Story Height		0	100		
RMS		0	100		
Units		2	100		
BUD8 Adjustme	02	DIST FB	100		
Quality	03	Quality Level	03		
DOR CODE	0300	MULTI-FAMILY			
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	1,825	100	1993	1,825	58,377
FOP	105	30	1993	32	1,024
FST	15	55	1993	8	256
FST	15	55	1993	8	256
TOTALS	1,960			1,873	59,912

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0301	03	1,873	117.6000	99.96	187,225	1984	1984		0	0	40	28.00	32.00
4 APARTMENT - 0% - 0				Heated Area: 1825				HX Base Yr					
TOTALS				1,960				1,873	59,912				

NASSAU COUNTY PROPERTY		PAGE 4 of 18	2
VALUATION SUMMARY			
VALUATION BY			DIRECT_CAP
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			1,560,780
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			1,560,780
SOH/AGL Deduction			214,947
ASSESSED VALUE			1,345,833
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,345,833
TOTAL JUST VALUE			1,560,780
NCON VALUE			0
INCOME VALUE			1,560,780
PREVIOUS YEAR MKT VALUE			1,300,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100662	OTHER	850	04/23/2010
20100160	REPAIR/RRF	15,444	01/29/2010
20100161	REPAIR/RRF	15,444	01/29/2010
20100162	REPAIR/RRF	15,444	01/29/2010
20100163	REPAIR/RRF	15,444	01/29/2010
20100164	REPAIR/RRF	15,444	01/29/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0289/0052	4/01/1979	WD	Q	V		27,000

EXTRA FEATURES																							
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							
1655 LIME ST, FERNANDINA BEACH																							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21 FST=[YR=1993] E3 N5 W3 S5\$ N5 W21 S5\$ N5 W3 S5\$ N5 E27 S5 E11 N40\$.	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Story Height		0	100
RMS		0	100
Units		2	100
BUD8 Adjustme	02	DIST FB	100
Quality	03	Quality Level	03
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1010.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,825	100	1993
FOP	105	30	1993
FST	15	55	1993
FST	15	55	1993
TOTALS	1,960		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0301	03	1,873	117.6000	99.96	187,225	1984	1984		0	0	40	28.00
5 APARTMENT - 0% - 0			Heated Area: 1825			HX Base Yr						
BLD DATE	07/26/2019	KK	LGL DATE	07/26/2019	KK	INC DATE	07/11/2024	DC	AG DATE			

NASSAU COUNTY PROPERTY				PAGE 5 of 18	2	
VALUATION SUMMARY						
VALUATION BY				DIRECT_CAP		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				1,560,780		
TOTAL MARKET OB/XF VALUE				0		
TOTAL LAND VALUE - MARKET				0		
TOTAL MARKET VALUE				1,560,780		
SOH/AGL Deduction				214,947		
ASSESSED VALUE				1,345,833		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				1,345,833		
TOTAL JUST VALUE				1,560,780		
NCON VALUE				0		
INCOME VALUE				1,560,780		
PREVIOUS YEAR MKT VALUE				1,300,000		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
20100141	ELEC OTHER	1,000	01/27/2010			
20100101	H/AC	500	01/21/2010			
20100102	H/AC	500	01/21/2010			
20100103	H/AC	500	01/21/2010			
20100104	H/AC	500	01/21/2010			
20100105	H/AC	500	01/21/2010			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0289/0052	4/01/1979	WD	Q	V		27,000
GRANTOR:						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21 FST=[YR=1993] E3 N5 W3 S5\$ N5 W21 S5\$ N5 W3 S5\$ N5 E27 S5 E11 N40\$.						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Story Height		0	100
RMS		0	100
Units		2	100
BUD8 Adjustme	02	DIST FB	100
Quality	03	Quality Level	03
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1010.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,825	100	1993
FOP	105	30	1993
FST	15	55	1993
FST	15	55	1993
TOTALS	1,960		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0301	03	1,873	117.6000	99.96	187,225	1984	1984	0	0	40	28.00	32.00
6 APARTMENT - 0% - 0 Heated Area: 1825 HX Base Yr												
BLD DATE	07/26/2019	KK	LGL DATE	07/26/2019	KK	INC DATE	07/11/2024	DC	AG DATE			

VALUATION BY		DIRECT_CAP
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,560,780
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,560,780
SOH/AGL Deduction		214,947
ASSESSED VALUE		1,345,833
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,345,833
TOTAL JUST VALUE		1,560,780
NCON VALUE		0
INCOME VALUE		1,560,780
PREVIOUS YEAR MKT VALUE		1,300,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100106	H/AC	500	01/21/2010
20100098	H/AC	500	01/21/2010
20100099	H/AC	500	01/21/2010
20100100	H/AC	500	01/21/2010
20011997	REPAIR/RRF	4,000	09/07/2001
20011998	REPAIR/RRF	4,000	09/07/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0289/0052	4/01/1979	WD	Q	V		27,000

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL

BUILDING NOTES												
1655 LIME ST, FERNANDINA BEACH												

BUILDING DIMENSIONS												
BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21 FST=[YR=1993] E3 N5 W3 S5\$ N5 W21 S5\$ N5 W3 S5\$ N5 E27 S5 E11 N40\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Story Height		0	100
RMS		0	100
Units		2	100
BUD8 Adjustme	02	DIST FB	100
Quality	03	Quality Level	03
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1010.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,825	100	1993
FOP	105	30	1993
FST	15	55	1993
FST	15	55	1993
TOTALS	1,960		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0301	03	1,873	117.6000	99.96	187,225	1984	1984	0	0	40	28.00	32.00
7 APARTMENT - 0% - 0			Heated Area: 1825			HX Base Yr						
BLD DATE	07/26/2019		KK	LGL DATE	07/26/2019		KK					
XF DATE	07/26/2019		KK	LAND DATE	07/26/2019		KK					
INC DATE	07/11/2024		DC	AG DATE								

NASSAU COUNTY PROPERTY		PAGE 7 of 18	2
VALUATION SUMMARY			
VALUATION BY			DIRECT_CAP
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			1,560,780
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			1,560,780
SOH/AGL Deduction			214,947
ASSESSED VALUE			1,345,833
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,345,833
TOTAL JUST VALUE			1,560,780
NCON VALUE			0
INCOME VALUE			1,560,780
PREVIOUS YEAR MKT VALUE			1,300,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10384-B	REPAIR/RRF	4,600	03/18/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0289/0052	4/01/1979	WD Q	Q	V		27,000

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL

BUILDING NOTES												
BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21 FST=[YR=1993] E3 N5 W3 S5\$ N5 W21 S5\$ N5 W3 S5\$ N5 E27 S5 E11 N40\$.												

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV





BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	20 FACE BRICK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	2 100				
Bathrooms	1 100				
Frame	02 WOOD FRAME 100				
Story Height	0 100				
RMS	0 100				
Units	2 100				
BUD8 Adjustme	02 DIST FB 100				
Quality	03 Quality Level 03				
DOR CODE	0300MULTI-FAMILY				
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	1,825	100	1993	1,825	58,377
FOP	105	30	1993	32	1,024
FST	15	55	1993	8	256
FST	15	55	1993	8	256
TOTALS	1,960			1,873	59,912

MARKET ADJUSTMENTS																														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND																		
0301	03	1,873	117.6000	99.96	187,225	1984	1984	0	0	40	28.00	32.00																		
9 APARTMENT - 0% - 0				Heated Area: 1825				HX Base Yr																						
<table border="1"> <tr> <td>BLD DATE</td> <td>07/26/2019</td> <td>KK</td> <td>LGL DATE</td> <td>07/26/2019</td> <td>KK</td> </tr> <tr> <td>XF DATE</td> <td>07/26/2019</td> <td>KK</td> <td>LAND DATE</td> <td>07/26/2019</td> <td>KK</td> </tr> <tr> <td>INC DATE</td> <td>07/11/2024</td> <td>DC</td> <td>AG DATE</td> <td></td> <td></td> </tr> </table>													BLD DATE	07/26/2019	KK	LGL DATE	07/26/2019	KK	XF DATE	07/26/2019	KK	LAND DATE	07/26/2019	KK	INC DATE	07/11/2024	DC	AG DATE		
BLD DATE	07/26/2019	KK	LGL DATE	07/26/2019	KK																									
XF DATE	07/26/2019	KK	LAND DATE	07/26/2019	KK																									
INC DATE	07/11/2024	DC	AG DATE																											

NASSAU COUNTY PROPERTY		PAGE 9 of 18	2
VALUATION SUMMARY			
VALUATION BY			DIRECT_CAP
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			1,560,780
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			1,560,780
SOH/AGL Deduction			214,947
ASSESSED VALUE			1,345,833
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,345,833
TOTAL JUST VALUE			1,560,780
NCON VALUE			0
INCOME VALUE			1,560,780
PREVIOUS YEAR MKT VALUE			1,300,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0289/0052	4/01/1979	WD Q	Q	V		27,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES																
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

BUILDING NOTES												
<p>1655 LIME ST, FERNANDINA BEACH</p>												

BUILDING DIMENSIONS												
<p>BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21 FST=[YR=1993] E3 N5 W3 S5\$ N5 W21 S5\$ N5 W3 S5\$ N5 E27 S5 E11 N40\$.</p>												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Story Height		0	100
RMS		0	100
Units		2	100
BUD8 Adjustme	02	DIST FB	100
Quality	03	Quality Level	03
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1010.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,825	100	1993
FOP	105	30	1993
FST	15	55	1993
FST	15	55	1993
TOTALS	1,960		

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND			
0301	03	1,873	117.6000	99.96	187,225	1984	1984	0	0	40	28.00	32.00			
10 APARTMENT - 0% - 0 Heated Area: 1825 HX Base Yr															
BLD DATE	07/26/2019	KK	LGL DATE	07/26/2019	KK	LAND DATE	07/26/2019	KK	XF DATE	07/26/2019	KK	INC DATE	07/11/2024	DC	AG DATE

NASSAU COUNTY PROPERTY		PAGE 10 of 18	2
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			1,560,780
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			1,560,780
SOH/AGL Deduction			214,947
ASSESSED VALUE			1,345,833
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,345,833
TOTAL JUST VALUE			1,560,780
NCON VALUE			0
INCOME VALUE			1,560,780
PREVIOUS YEAR MKT VALUE			1,300,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0289/0052	4/01/1979	WD Q	Q	V		27,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES																
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

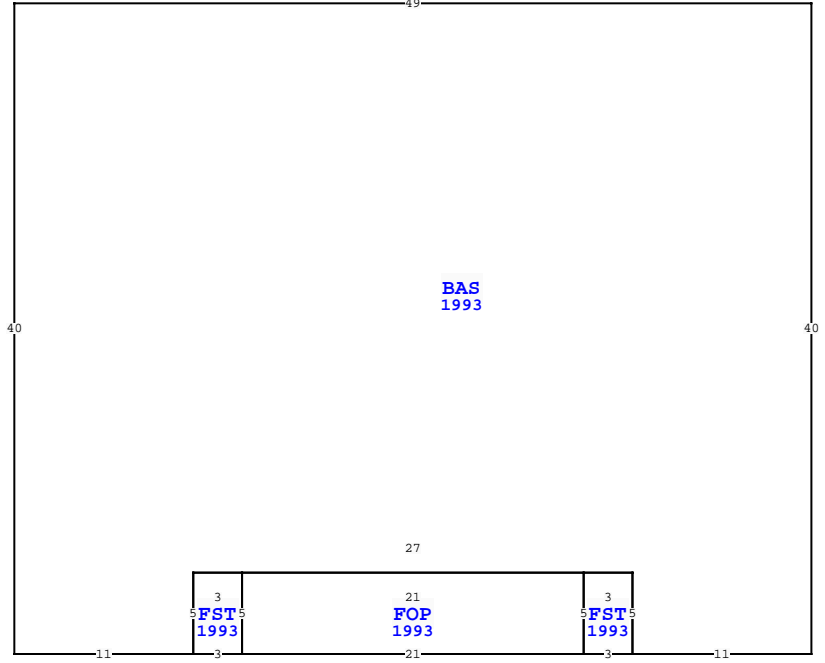
BUILDING NOTES												
BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21 FST=[YR=1993] E3 N5 W3 S5\$ N5 W21 S5\$ N5 W3 S5\$ N5 E27 S5 E11 N40\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	



BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	20 FACE BRICK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	2 100				
Bathrooms	1 100				
Frame	02 WOOD FRAME 100				
Story Height	0 100				
RMS	0 100				
Units	2 100				
BUD8 Adjustme	02 DIST FB 100				
Quality	03 Quality Level 03				
DOR CODE	0300 MULTI-FAMILY				
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	1,825	100	1993	1,825	58,377
FOP	105	30	1993	32	1,024
FST	15	55	1993	8	256
FST	15	55	1993	8	256
TOTALS	1,960			1,873	59,912

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0301	03	1,873	117.6000	99.96	187,225	1984	1984	0	0	40	28.00	32.00
12 APARTMENT - 0% - 0 Heated Area: 1825 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 12 of 18	2
VALUATION SUMMARY			
VALUATION BY			DIRECT_CAP
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			1,560,780
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			1,560,780
SOH/AGL Deduction			214,947
ASSESSED VALUE			1,345,833
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,345,833
TOTAL JUST VALUE			1,560,780
NCON VALUE			0
INCOME VALUE			1,560,780
PREVIOUS YEAR MKT VALUE			1,300,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0289/0052	4/01/1979	WD	Q	V		27,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES																
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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21	
FST=[YR=1993] E3 N5 W3 S5\$ N5 W21 S5\$ N5 W3 S5\$ N5 E27 S5 E11	
N40\$.	

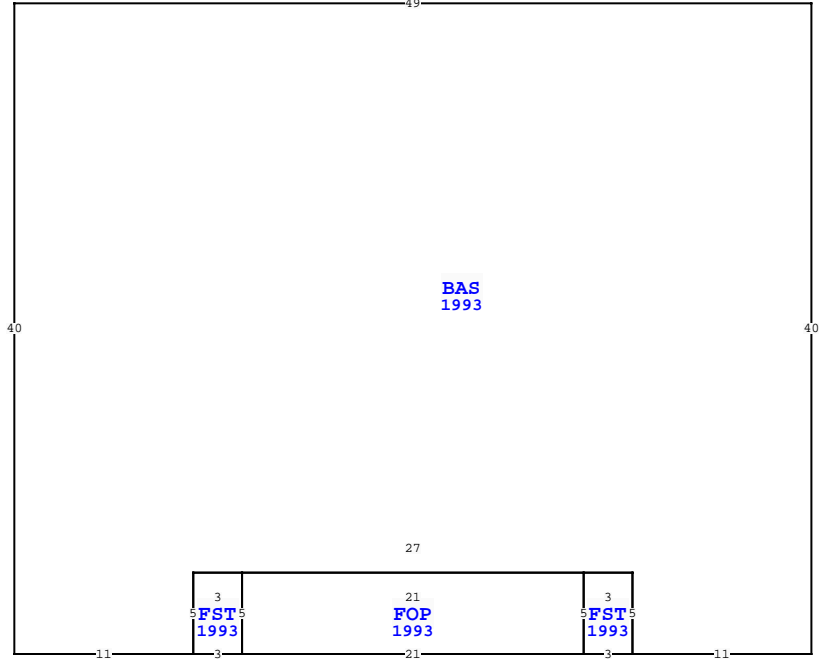
LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	





BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	20 FACE BRICK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	2 100				
Bathrooms	1 100				
Frame	02 WOOD FRAME 100				
Story Height	0 100				
RMS	0 100				
Units	2 100				
BUD8 Adjustme	02 DIST FB 100				
Quality	03 Quality Level 03				
DOR CODE	0300MULTI-FAMILY				
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	1,825	100	1993	1,825	58,377
FOP	105	30	1993	32	1,024
FST	15	55	1993	8	256
FST	15	55	1993	8	256
TOTALS	1,960			1,873	59,912

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0301	03	1,873	117.6000	99.96	187,225	1984	1984		0	0	40	28.00	32.00
15 APARTMENT - 0% - 0 Heated Area: 1825 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 15 of 18	2
VALUATION SUMMARY			
VALUATION BY			DIRECT_CAP
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			1,560,780
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			1,560,780
SOH/AGL Deduction			214,947
ASSESSED VALUE			1,345,833
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,345,833
TOTAL JUST VALUE			1,560,780
NCON VALUE			0
INCOME VALUE			1,560,780
PREVIOUS YEAR MKT VALUE			1,300,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0289/0052	4/01/1979	WD	Q	V		27,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES																
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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W49 S40 E11 FST=[YR=1993] E3 FOP=[YR=1993] E21 FST=[YR=1993] E3 N5 W3 S5\$ N5 W21 S5\$ N5 W3 S5\$ N5 E27 S5 E11 N40\$.	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV







BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	07	CORK/VTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	02	WOOD FRAME	100
Story Height		0	100
RMS		0	100
Units		2	100
BUD8 Adjustme	02	DIST FB	100
Quality	03	Quality Level	03
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,129	100	1993
FOP	162	30	1993
FST	20	55	1993
FST	20	55	1993
TOTALS	2,331		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0301	03	2,200	119.3850	101.48	223,256	1984	1984	0	0	40	28.00	32.00
18 APARTMENT - 0% - 0 Heated Area: 2129 HX Base Yr												
BLD DATE	07/26/2019		KK	LGL DATE								
XF DATE	07/26/2019		KK	LAND DATE	07/26/2019		KK					
INC DATE	07/11/2024		DC	AG DATE								

NASSAU COUNTY PROPERTY		PAGE 18 of 18	2
VALUATION SUMMARY			
VALUATION BY			DIRECT_CAP
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			1,560,780
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			1,560,780
SOH/AGL Deduction			214,947
ASSESSED VALUE			1,345,833
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,345,833
TOTAL JUST VALUE			1,560,780
NCON VALUE			0
INCOME VALUE			1,560,780
PREVIOUS YEAR MKT VALUE			1,300,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0289/0052	4/01/1979	WD	Q	V		27,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES

TOTAL OB/XF													0										
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W63 S37 E18 FOP=[YR=1993] E27 N6 FST=[YR=1993] E2N4W5S4E3\$W27 FST=[YR=1993] E3N4W5S4E2\$S6\$N6W2N4E5 S4E21N4E5S4W2S6E18N37\$.