BLOCK 238 LOT 6
IN OR 1964/85
CITY OF FDNA BEACH

LIME PEPPER LAND TRUST/CAMCAM MANAGEMENT LLC TRUST
96383 BAYVIEW DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0238-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

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

1127 S 14TH ST, FERNANDINA BEACH

BLD DATE	04/03/2014 KK	LGL DATE	
XF DATE		LAND DATE	04/15/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	356,040
TOTAL MARKET VALUE	356,040
SOH/AGL Deduction	191,800
ASSESSED VALUE	164,240
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,240
TOTAL JUST VALUE	356,040
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	356,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152382	DEMOLITION	0	10/13/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1964/0085	2/20/2015	WD	Q	I	02	235,000
GRANTOR: MOCK SUSAN LAVERNE &						
GRANTEE: LIME PEPPER LAND TR						
1633/1644	8/30/2009	FJ	U	I	11	0
GRANTOR: MOCK BELLE W EST						
GRANTEE: MOCK JAMES D & SUSA						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	0	0003	MU-1			39,560.00	SF		1.00	1.20	1.20	7.50	9.00	356,040							

REVIEW DATE 03/18/2024 BY MLU Total Acres: 0.91 Total Land Value: 356,040 Market: 0 Agricultural: 0 Common: 356,040 PRINTED 07/30/2025 BY SYS