UNIT 101
PT OR 1953/1052
FERNANDINA BEACH MEDICAL

LIME STREET LAND TRUST/CAMCAM MANANGEMENT LLC TRUS
96383 BAY VIEW DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-6000-0101-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 100
View Lumber	LIME/19TH	LIME/19TH 100
Desirability	1ST FLOOR	1ST FLOOR 100
Parking	OPEN	OPEN 100
Quality	03	Quality Level 03
DOR CODE	0419	CONDO MEDICAL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.0500	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,560			1,560	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0600000		1,560				2013	2013	100	100	0		

1 CONDO – 0% - 0

HX Base Yr

1865 LIME ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	313,560
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	313,560
SOH/AGL Deduction	0
ASSESSED VALUE	313,560
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	313,560
TOTAL JUST VALUE	313,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	308,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150620	CO ISSUED	137,000	03/24/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1953/1052	11/24/2014	QC	U	I	11	100
GRANTOR: XANDEROO LAND HOLDING						
GRANTEE: LIME STREET LAND TR						
1840/1360	2/08/2013	WD	Q	I	05	1,334,657
GRANTOR: FERNANDINA BEACH MEDI						
GRANTEE: XANDEROO LAND HOLDI						

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

REVIEW DATE 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS