

UNIT 103
 PT OR 1953/1052
 FERNANDINA BEACH MEDICAL

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

2025

00-00-31-6000-0103-0000


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Floor	1	100
Location	EXTERIOR	EXTERIOR 100
View Limit	19TH	LIME/19TH 100
Desirability	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	2,158	2,158

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
06	000000		2,158			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			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			433,758
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			433,758
SOH/AGL Deduction			0
ASSESSED VALUE			433,758
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			433,758
TOTAL JUST VALUE			433,758
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			427,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152729	CO ISSUED/REMODEL	135,000	11/23/2015
20142010	REMODEL	118,200	09/15/2014

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	1,334,600
GRANTOR: FERNANDINA BEACH MEDI						
GRANTEE: XANDEROO LAND HOLDI						

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
TOTAL OB/XF 0												

BUILDING NOTES												

BUILDING DIMENSIONS												

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	