BLOCK 4 LOTS 3 & 4
IN OR 1027/134
AMERICAN BEACH #3 SECT #2

DAWKINS MARK C & ERYN J
1830 LEWIS STREET
FERNANDINA BEACH, FL 32034

2026

00-00-30-010D-0004-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	02	SHED 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		6.5 100
Frame	04	REIN CONC 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

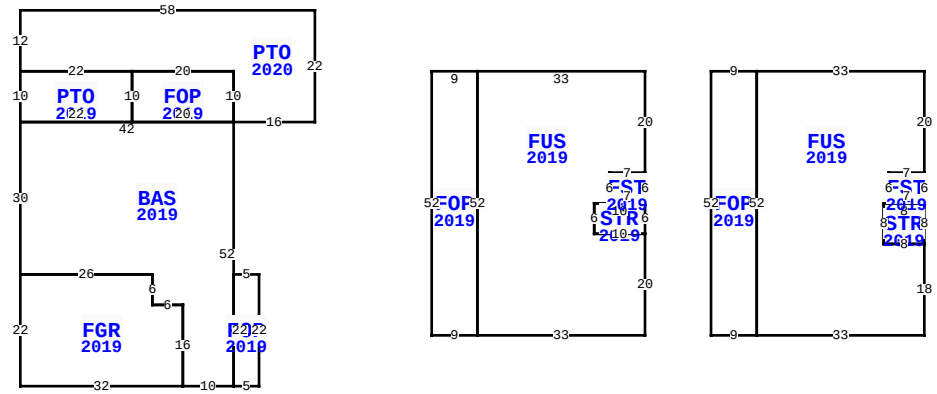
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,516	100	2019	1,516	208,314
FGR	668	55	2019	367	50,429
FOP	110	30	2019	33	4,535
FOP	200	30	2019	60	8,245
FOP	468	30	2019	140	19,237
FOP	468	30	2019	140	19,237
FST	42	55	2019	23	3,160
FST	42	55	2019	23	3,160
FUS	1,610	100	2019	1,610	221,231
FUS	1,614	100	2019	1,614	221,780
TOTALS	7,938			5,592	768,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,592	101.9160	141.66	792,163	2019	2019	0	0	0	3.00	97.00

1 SNGL FAM 100% - 2020 Heated Area: 4740 HX Base Yr 2020



** This building has 14 Sub-Areas

1830 LEWIS ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		768,398
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		921,600
TOTAL MARKET VALUE		1,689,998
SOH/AGL Deduction		564,941
ASSESSED VALUE		1,125,057
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,073,646
TOTAL JUST VALUE		1,689,998
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,659,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800822	NEW CONSTR	609,642	01/24/2018
B1709894	DEMOLITION	0	11/07/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1027/0134	12/27/2001	WD	Q	V		120,000
GRANTOR: NORRIS BILLIE						
GRANTEE: DAWKINS MARK C & ER						
1001/0138	8/03/2001	QC	Q	I	06	100
GRANTOR: ROBINSON FRANKLIN						
GRANTEE: NORRIS BILLIE						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2019;ORIG=24,0] E33 S20 W7 S6 W3 S6 E10 S20 W33 N52 $
FUS=[YR=2019;ORIG=79,0] E33 S20 W7 S6 W1 S8 E8 S18 W33 N52 $
BAS=[YR=2019;ORIG=-66,10] S30 E26 S6 E6 S16 E10 N52 W42 $
FGR=[YR=2019;ORIG=-66,40] S22 E32 N16 W6 N6 W26 $
FOP=[YR=2019;ORIG=15,0] E9 S52 W9 N52 $
FOP=[YR=2019;ORIG=70,0] E9 S52 W9 N52 $
PTO=[YR=2019;ORIG=-44,0] W22 S10 E22 N10 $
FOP=[YR=2019;ORIG=-24,0] W20 S10 E20 N10 $
FOP=[YR=2019;ORIG=-24,62] E5 N22 W5 S22 $
STR=[YR=2019;ORIG=112,26] S8 W8 N8 E8 $
STR=[YR=2019;ORIG=57,26] S6 W10 N6 E10 $
FST=[YR=2019;ORIG=57,20] S6 W7 N6 E7 $

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	000100	C	RES	100		RSF-	128.00	115.00	128.00	FF		1.00	1.00	0.80	9,000.00	7,200.00	921,600							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 921,600 Market: 0 Agricultural: 0 Common: 921,600 PRINTED 07/09/2026 BY SYS