

BLOCK 12 LOTS 1 & 2
IN OR 2061/1226
AMERICAN BEACH 3 UNIT 2 PB 4/1

LEWIS STREET LLC
960194 GATEWAY BLVD STE #101
FERNANDINA BEACH, FL 32034

2026

00-00-30-010D-0012-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	25 MOD METAL 70
Exterior Wall	31 HARDIE BRD 30
Roof Structure	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMMT 50
Interior Floor	14 CARPET 50
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	10 100
Frame	05 STEEL 100
Story Height	9 100
RMS	12 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

Quality 03 Quality Level 03

DOR CODE 1800MULTI STORY OFFICE

MAP NUM MKT AREA 03

NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	16	15	2025	2	224
BAS	640	100	1993	640	71,828
BAS	652	100	2025	652	73,174
FUS	1,500	100	1993	1,500	168,345
STR	36	10	2025	4	449
UST	208	40	1993	83	9,315

TOTALS 3,052 2,881 323,335

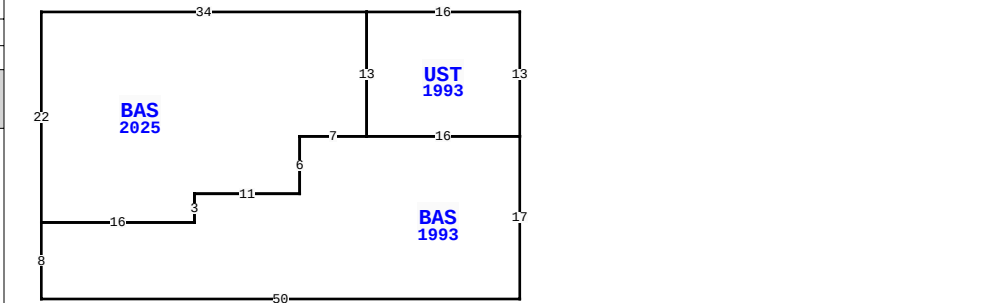
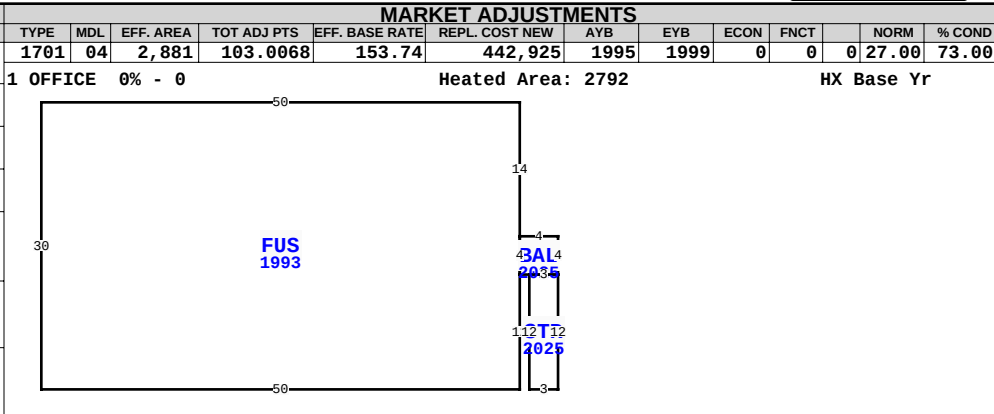
EXTRA FEATURES

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
1	0803	ASPHALT C	0	0	0	0	4,660.00	SF	2.00	2.00	100	1995	1995	3	50	4,660	
2	0811	CONCRETE B	0	0	0	0	554.00	SF	5.20	5.20	100	1995	1995	3	66	1,901	
3	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	100	1995	1995	3	74	185	
4	0446	BOX FNC 6'	0	0	0	0	107.00	LF	20.00	20.00	100	1995	1995	3	20	428	
5	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	1995	1995	3	30	270	
6	1242	WD DECK A	0	0	20	14	280.00	SF	10.00	10.00	100	2005	2005	3	21	588	
7	0424	CL FNC 6'	0	0	0	0	8.00	LF	20.00	20.00	100	1995	1995	3	30	48	
8	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1995	1995	3	30	180	

LAND DESCRIPTION

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	001700	C	1STORY OFF	0		CN	100.00	103.00	100.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	450,000							

REVIEW DATE 07/25/2025 BY KW



1416 LEWIS ST, FERNANDINA BEACH

BLD DATE 12/03/2024 KW LGL DATE
XF DATE LAND DATE
INC DATE AG DATE

TOTAL OB/XF 8,260

NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE			337,383
TOTAL MARKET OB/XF VALUE			8,260
TOTAL LAND VALUE - MARKET			450,000
TOTAL MARKET VALUE			795,643
SOH/AGL Deduction			125,911
ASSESSED VALUE			669,732
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			669,732
TOTAL JUST VALUE			795,643
NCON VALUE			14,048
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			771,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011930	NEW STORAGE BUILD	55,983	10/23/2024
M1419335	H/AC	0	03/01/2014
B9401296	NEW CONSTR	123,500	09/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2061/1226	7/28/2016	WD	Q	I	01	499,000
GRANTOR: KIM GOES TO WORK LLC						
GRANTEE: LEWIS STREET LLC						
1274/0999	11/17/2004	WD	Q	I		360,000
GRANTOR: SUMMERTIME BEACH SERV						
GRANTEE: KIM GOES TO WORK LL						

BUILDING NOTES	

BUILDING DIMENSIONS	
FUS=[YR=1993;ORIG=-50,-38] E50 S14 S4 S12 W50 N30 \$	
BAS=[YR=2025;ORIG=-16,0] W34 S22 E16 N3 E11 N6 E7 N13 \$	
BAS=[YR=1993;ORIG=-50,22] S8 E50 N17 W16 W7 S6 W11 S3 W16 \$	
STR=[YR=2025;ORIG=4,-20] W3 S12 E3 N12 \$	
BAL=[YR=2025;ORIG=0,-24] E4 S4 W3 W1 N4 \$	
UST=[YR=1993;ORIG=-16,0] E16 S13 W16 N13 \$	

Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/09/2026 BY SYS

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