BLK 12 LOTS 4 & 3 & W1/2 ABND
R/W RESOLUTION 97-200
IN OR 2170/1485

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

2026

00-00-30-010D-0012-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

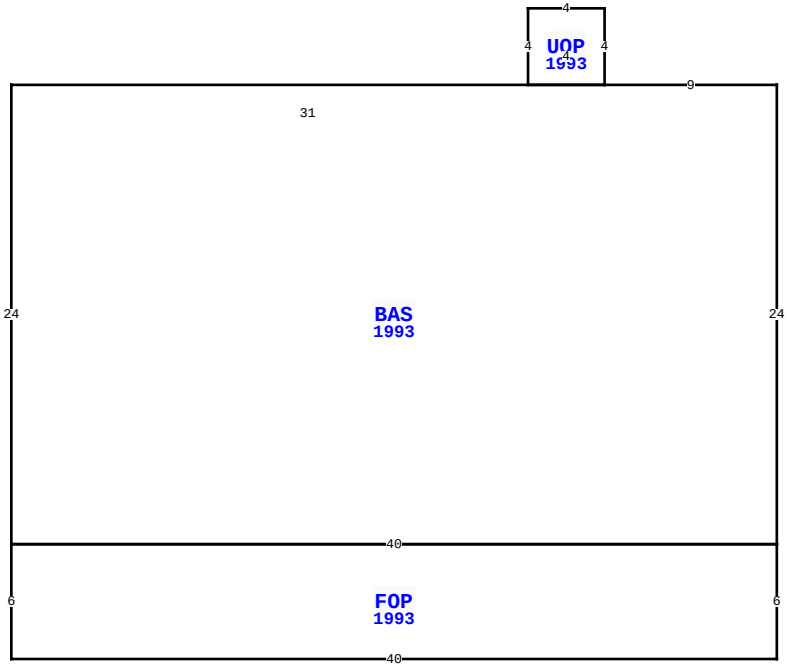
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	107,305
FOP	240	30	1993	72	8,048
UOP	16	20	1993	3	336
TOTALS	1,216			1,035	115,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,035	119.2800	125.24	129,623	1993	2003	0	0	0	10.75	89.25

1 SINGLE FAM 0% - 0 Heated Area: 960 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

1424 LEWIS ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	115,689
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	687,500
TOTAL MARKET VALUE	803,189
SOH/AGL Deduction	356,490
ASSESSED VALUE	446,699
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	446,699
TOTAL JUST VALUE	803,189
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	676,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8336	NEW CONSTR	41,440	08/27/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2170/1485	1/12/2018	WD	Q	I	02	300,000
GRANTOR: POWERS JOSEPH E & ALL						
GRANTEE: LEWIS STREET LLC						
1977/0441	4/08/2015	WD	U	I	11	100
GRANTOR: DURHAM MATTHEW KYLE &						
GRANTEE: POWERS JOSEPH E & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 UOP=[YR=1993] N4 W4 S4 E4 $ W31 S24
FOP=[YR=1993] S6 E40 N6 W40$ E40 N24$.

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	0		RSF-2	50.00	111.00	50.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	275,000							
2	000100	C	RES	0		RSF-2	75.00	106.00	75.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	412,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 687,500 Market: 0 Agricultural: 0 Common: 687,500 PRINTED 07/09/2026 BY SYS