PT OF LOT 158
OUTLOTS SUB UNR

CITY OF FERNANDINA BEACH/
204 ASH STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1600-0158-002L

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	04	REIN CONC 100
Story Height		15 100
RMS		14 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

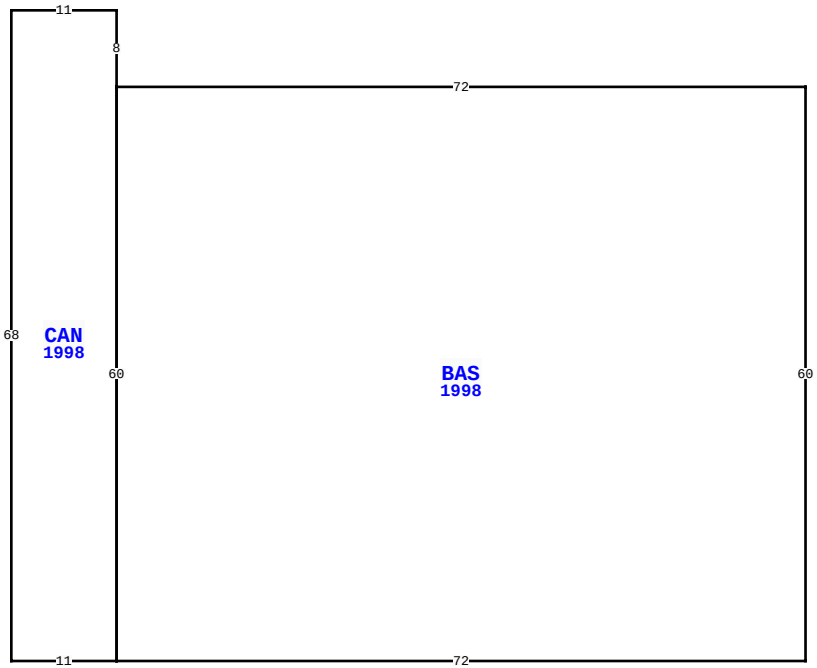
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,320	100	1998	4,320	629,670
CAN	748	30	1998	224	32,650
TOTALS	5,068			4,544	662,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	4,544	117.8712	202.44	919,887	1998	1998	0	0	0	28.00	72.00

1 MDL OFFICE 0% - 0 Heated Area: 4320 HX Base Yr



1515 LIME ST, FERNANDINA BEACH

BLD DATE	02/27/2025	KWA	LGL DATE	
XF DATE	02/27/2025	KWA	LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		662,319
TOTAL MARKET OB/XF VALUE		9,331
TOTAL LAND VALUE - MARKET		45,600
TOTAL MARKET VALUE		717,250
SOH/AGL Deduction		97,732
ASSESSED VALUE		619,518
TOTAL EXEMPTION VALUE	04	619,518
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		717,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		687,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W72 CAN=[YR=1998] N8 W11 S68 E11 N60 $ S60 E72 N60$.

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
1	0966	FIRE SPRNK	0	0	0	0	4,320.00	SF	3.00	3.00	100	1998	1998	3	72	9,331	

LAND DESCRIPTION

TOTAL OB/XF 9,331

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	008900	C	MUNICIPAL	0		MU-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	45,600.00	45,600.00	45,600							

REVIEW DATE 02/27/2025 BY KWA Total Acres: 0.00 Total Land Value: 45,600 Market: 0 Agricultural: 0 Common: 45,600 PRINTED 07/09/2026 BY SYS