



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	21	100
Frame	05	STEEL 100
Story Height		13 100
RMS		21 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,516	100	2000	3,516	325,579
UST	484	40	2000	194	17,964
TOTALS	4,000			3,710	343,544

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0097	AWNING CN	0	0	0	0	64.00	SF	65.00
2	0400	CONC CURB	0	0	0	0	40.00	LF	15.00
3	0422	CL FNC 4'	0	0	0	0	142.00	LF	15.00
4	0443	STK FNC 6'	0	0	0	0	56.00	LF	10.00
5	0812	CONCRETE C	0	0	0	0	8,350.00	SF	4.00
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00
7	0443	STK FNC 6'	0	0	0	0	140.00	LF	10.00
8	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001610	C	SH CTR NHD	0	0003	C-1	115.00	172.00	19,780.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1	NBHD SHOP	0%	- 0										
Heated Area: 3516 HX Base Yr													
BLD DATE	03/03/2025			KW	LGL DATE								
XF DATE					LAND DATE	05/08/2026			DC				
INC DATE	05/15/2026			DC	AG DATE								

1426 LIME ST, FERNANDINA BEACH													
TOTAL OB/XF													
29,949													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		DIRECT_CAP	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		572,923	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		716,154	
SOH/AGL Deduction		320,450	
ASSESSED VALUE		395,704	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		395,704	
TOTAL JUST VALUE		716,154	
NCON VALUE		0	
INCOME VALUE		716154	
PREVIOUS YEAR MKT VALUE		577,657	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183119	6' WOOD FENCE	0	09/01/2018
20161212	CHANGEOUT 5 TON U	3,200	04/28/2016
20110702	SIGN	674	05/09/2011
20102188	SIGN	200	12/27/2010
20051167	SIGN	500	02/03/2005
2004064	XFOB	300	09/27/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2172/0132	1/12/2018	WD	Q	I	01	310,000	
GRANTOR: DONGO JULIO TRUSTEE							
GRANTEE: MOORE KAREN & LAURE							
1768/0336	11/29/2011	WD	Q	I	02	365,000	
GRANTOR: KING VIRGINIA D							
GRANTEE: DONGO JULIO TRUSTEE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W80 UST=[YR=2000] W20 S29 E4 N6 E16 N23\$ S23 W16 S6 W4 S11 E100 N40\$.									