UNIT 104
PT OR 1953/1052
FERNANDINA BEACH MEDICAL

LIME STREET LAND TRUST/CAMCAM MANAGEMENT LLC TRUST
96383 BAY VIEW DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-6000-0104-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Location	EXTERIOR	EXTERIOR 100
View Lum	LIME/19TH	LIME/19TH 100
Desirability	1ST FLOOR	1ST FLOOR 100
Parking	OPEN	OPEN 100
Quality	03	Quality Level 03
DOR CODE	0419	CONDO MEDICAL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.0500	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0600000		4,112				2013	2013	100	100	0		

1 CONDO 0% - 0 HX Base Yr

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	4,112			4,112	

1865 LIME ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	842,960
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	842,960
SOH/AGL Deduction	0
ASSESSED VALUE	842,960
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	842,960
TOTAL JUST VALUE	842,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	826,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130239	REMODEL	213,000	02/05/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1953/1052	11/24/2014	QC	U	I	11	100
GRANTOR: XANDEROO LAND HOLDING						
GRANTEE: LIME STREET LAND TR						
1840/1360	2/08/2013	WD	Q	I	05	1,334,600
GRANTOR: FERNANDINA BEACH MEDI						
GRANTEE: XANDEROO LAND HOLDI						

BUILDING NOTES

BUILDING DIMENSIONS

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

REVIEW DATE 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS