PT OF TRACTS B & C
PAR 2 OF SEC 20 &
PAR 2-1 OF SEC 18 &

SNOW MARIE F
1802 LEWIS STREET
FERNANDINA BEACH, FL 32034

2026

20-2N-28-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

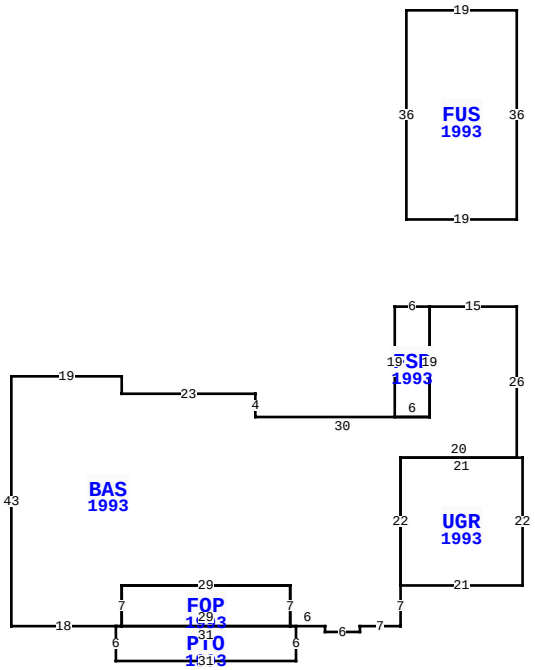
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	05	ASPH TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,865	100	1993	2,865	199,238
FOP	203	30	1993	61	4,242
FSP	114	40	1993	46	3,199
FUS	684	100	1993	684	47,567
PTO	186	5	1993	9	626
UGR	462	45	1993	208	14,464
TOTALS	4,514			3,873	269,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,873	91.3500	95.92	371,498	1955	1970	0	0	0	27.50	72.50

1 SINGLE FAM 100% - 2008 Heated Area: 3549 HX Base Yr 2008



1802 LEWIS ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		269,336
TOTAL MARKET OB/XF VALUE		1,400
TOTAL LAND VALUE - MARKET		1,200,000
TOTAL MARKET VALUE		1,470,736
SOH/AGL Deduction		1,108,395
ASSESSED VALUE		362,341
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		305,930
TOTAL JUST VALUE		1,470,736
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,464,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
G01579	GAS	700	11/01/2010
M961766	H/AC	0	07/01/1996
962897	CHNGE SRVC	0	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0939/1027	7/07/2000	WD	U	I	09	400,000
GRANTOR: CHILDS AZZIE LEE						
GRANTEE: SNOW MARIE & MAURIC						
0525/1106	9/02/1987	CT	U	I		100
GRANTOR: SMITH MILDRED						
GRANTEE: CHILDS AZZIE LEE						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1955	1955	3	20	1,400	

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FSP=[YR=1993] W6 S19 E6 N19 $ S19 W30 N4
W23 N3 W19 S43 E18 PTO=[YR=1993] S6 E31 N6 W31 $ E1
FOP=[YR=1993] E29 N7 W29 S7 $ N7 E29 S7 E6 S1 E6 N1 E7 N7
UGR=[YR=1993] E21 N22 W21 S22 $ N22 E20 N26 $ PTR= N15
FUS=[YR=1993] N36 W19 S36 E19 $ S15 $.

LAND DESCRIPTION

TOTAL OB/XF 1,400

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	100		RSF-2	125.00	102.00	125.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	937,500							
2	000100	C	RES	100		RSF-2	35.00	109.00	35.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	262,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,200,000 Market: 0 Agricultural: 0 Common: 1,200,000 PRINTED 07/09/2026 BY SYS