

LOT 5
IN OR 1964/1970
RD MAINT AGMT IN OR 573/991

4628 WHIMBREL LANE LLC
2955 ROBERT OLIVER AV
FERNANDINA BEACH, FL 32034

2023

00-00-30-0190-0005-0000

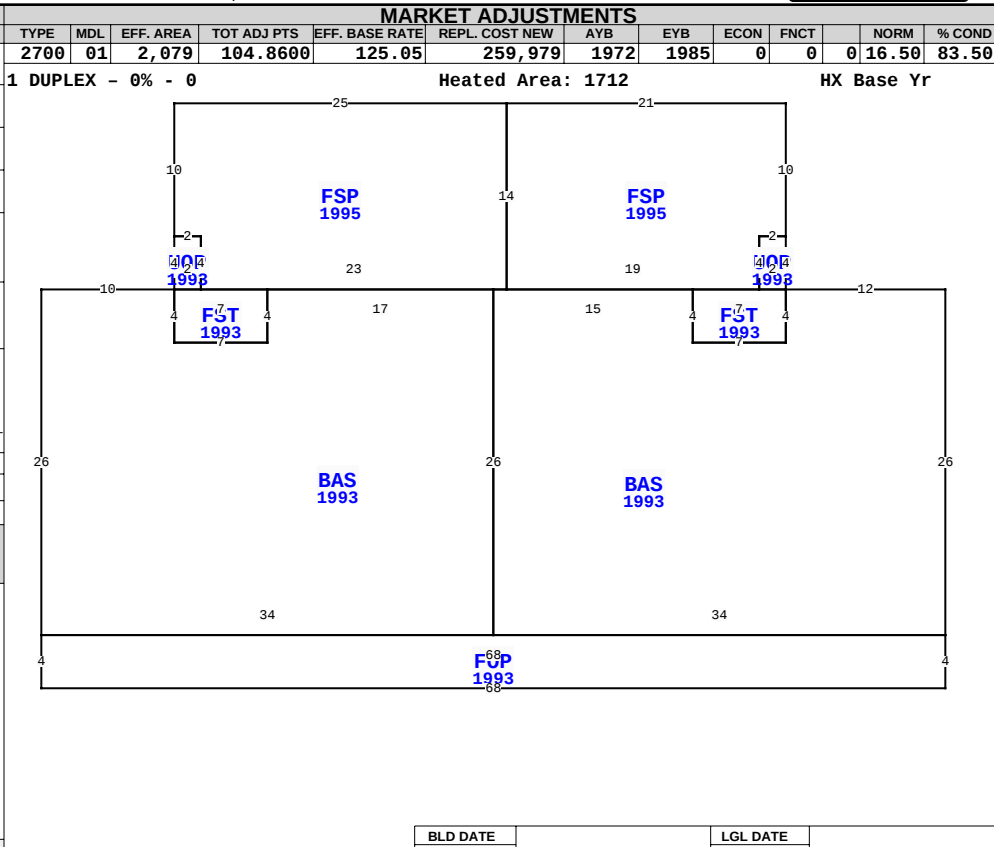


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA
		03
NEIGHBORHOOD/LOC	3029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	856	100	856	89,381
BAS	856	100	856	89,381
FOP	272	30	82	8,562
FSP	286	40	114	11,904
FSP	342	40	137	14,305
FST	28	55	15	1,566
FST	28	55	15	1,566
UOP	8	20	2	209
UOP	8	20	2	209
TOTALS	2,684		2,079	217,082

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0810	CONCRETE A	0	0	11	10			6.50	100	1990
3	0810	CONCRETE A	0	0	55	6			6.50	100	1990
4	0810	CONCRETE A	0	0	25	4			6.50	100	2009
5	0810	CONCRETE A	0	0	20	18			6.50	100	2009



4628 WHIMBREL LN, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

L N	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
2	0810	CONCRETE A	0	0	11	10			6.50	100	1990	1990	3	62	443	
3	0810	CONCRETE A	0	0	55	6			6.50	100	1990	1990	3	62	1,330	
4	0810	CONCRETE A	0	0	25	4			6.50	100	2009	2009	3	91	592	
5	0810	CONCRETE A	0	0	20	18			6.50	100	2009	2009	3	91	2,129	

LAND DESCRIPTION										TOTAL OB/XF										4,494	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	000800	C	MULTI-FAM	0		RS-2	0.00	0.00	1.00	LT		1.00	1.00	0.70	250,000.00	175,000.00	1				
REVIEW DATE		08/14/2019		BY	DJA		Total Acres: 0.00		Total Land Value: 175,000				Market: 0			Agricultural: 0					

NASSAU COUNTY PROPERTY												PAGE 1 of 1											
VALUATION SUMMARY												8											
VALUATION BY												STANDARD											
Tax Group: 8												Tax Dist:											
BUILDING MARKET VALUE												217,082											
TOTAL MARKET OB/XF VALUE												4,494											
TOTAL LAND VALUE - MARKET												175,000											
TOTAL MARKET VALUE												396,576											
SOH/AGL Deduction												147,874											
ASSESSED VALUE												248,702											
TOTAL EXEMPTION VALUE												0											
BASE TAXABLE VALUE												248,702											
TOTAL JUST VALUE												396,576											
NCON VALUE												0											
INCOME VALUE												0											
PREVIOUS YEAR MKT VALUE												327,759											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21404	REMODEL	10,590	05/01/2008
B21420	REMODEL	50,000	05/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1964/1970	2/27/2015	QC	U	I	11	100
GRANTOR: RIEGLER ROBERT J & LI						
GRANTEE: 4628 WHIMBREL LANE						
1917/0317	5/15/2014	QC	U	I	11	100
GRANTOR: RIEGLER ROBERT						
GRANTEE: RIEGLER ROBERT JOHN						

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W12 UOP=[YR=1993] N4 FSP=[YR=1995] N10 W21 FSP=[YR=1995] W25 S10 UOP=[YR=1993] S4 FST=[YR=1993] S4 E7 N4 W7\$ E2 N4 W2 \$ E2 S4 E23 N14 \$ S14 E19 N4 E2 \$ W2 S4 E2 \$ FST=[YR=1993] W7 S4 E7 N4\$ S4 W7 N4 W15 BAS=[YR=1993] W17 S4 W7 N4 W10 S26 FOP=[YR=1993] S4 E68 N4 W68 \$ E34 N26 \$ S26 E34 N26 \$.											