5-2N-28 S-3 PT OF LOT 91
IN OR 2335/394
OCEAN BREEZE FARMS PB 2/19

WAILES NICHOLAS G
2658 MIDWAY ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-044B-0091-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

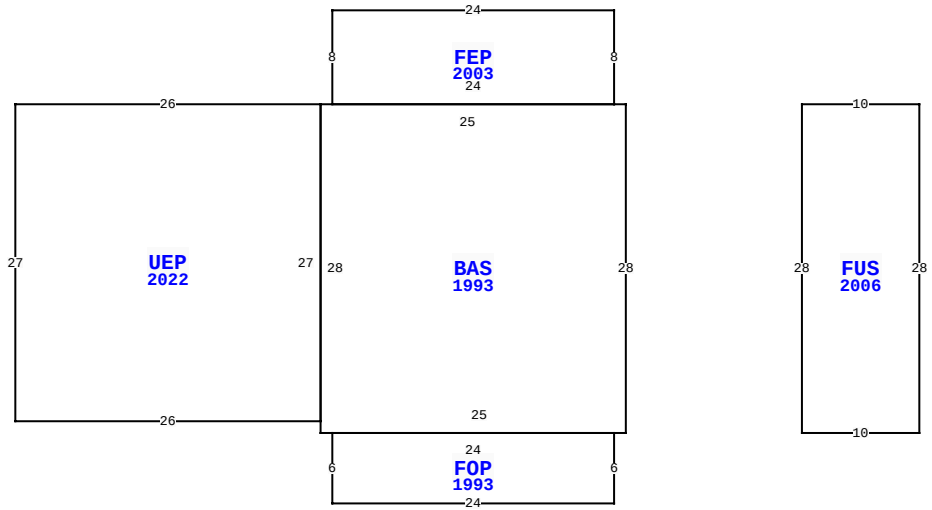
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	728	12,977
FEP	192	80	154	2,745
FOP	144	30	43	767
FUS	280	100	280	4,991
UEP	702	60	421	7,504
TOTALS	2,046		1,626	28,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,626	79.0000	71.30	115,934	1940	1940	0	0	25	50.00	25.00

1 SINGLE FAM – 0% - 0 Heated Area: 1008 HX Base Yr



2658 MIDWAY RD, FERNANDINA BEACH

BLD DATE	06/07/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	28,984
TOTAL MARKET OB/XF VALUE	2,156
TOTAL LAND VALUE - MARKET	232,500
TOTAL MARKET VALUE	263,640
SOH/AGL Deduction	121,664
ASSESSED VALUE	141,976
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,976
TOTAL JUST VALUE	263,640
NCON VALUE	7,809
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20216545	ADDITION	16,666	08/01/2021
E311412	CHNGE SRVC	0	07/01/2003
M037231	H/AC	0	07/01/2003
BP3114	REPAIR/RRF	1,500	12/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2335/0394	1/24/2020	WD	Q	I	01	113,900
GRANTOR: QUATTLEBAUM CHARLIE C						
GRANTEE: WAILES NICHOLAS G						
1980/1550	5/19/2015	SW	U	I	18	59,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: QUATTLEBAUM CHARLIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 FEP=[YR=2003] N8 W24 S8 E24 $ W25 UEP=[YR=2022] W26 S27 E26 N27$ S28 E1 FOP=[YR=1993] S6 E24 N6 W24$ E25 N28 $ PTR=E15 FUS=[YR=2006] E10 S28 W10 N28$ W15$.

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	0510	GARAGE WD-	0	0	0	0	308.00	SF	35.00	35.00	100	1980	1980	3	20	2,156	

LAND DESCRIPTION

TOTAL OB/XF 2,156

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	SFR	0		RS-2	110.00	348.00	0.93	AC		1.00	1.00	1.00	250,000.00	250,000.00	232,500							

REVIEW DATE 05/16/2022 BY DJ Total Acres: 0.93 Total Land Value: 232,500 Market: 0 Agricultural: 0 Common: 232,500 PRINTED 08/02/2023 BY SYS