BLOCK 22 LOT 1
IN OR 1866/834
AMELIA PARK PHASE 2 UNIT 8

WEITZEL EILEEN M TRUSTEE
1793 HEATHER ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0022-0010

BUILDING CHARACTERISTICS

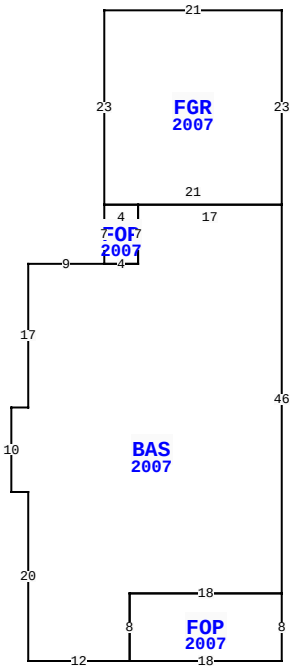
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,405	100	1,405	242,501
FGR	483	55	266	45,911
FOP	28	30	8	1,381
FOP	144	30	43	7,421
TOTALS	2,060		1,722	297,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,722	130.2400	185.59	319,586	2007	2007	0	0	0	7.00	93.00

1 SFR CUST - 100% - 2008 Heated Area: 1405 HX Base Yr 2008



1793 HEATHER ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		297,215
TOTAL MARKET OB/XF VALUE		8,110
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		425,325
SOH/AGL Deduction		185,805
ASSESSED VALUE		239,520
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		189,520
TOTAL JUST VALUE		425,325
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160685	INTREM	17,850	03/14/2016
20062738	OTHER	1,900	12/13/2006
20060907	GAS	895	05/01/2006
20060677	H/AC	4,290	04/01/2006
20060448	NEW CONSTR	2,000	03/06/2006
20060390	NEW CONSTR	6,875	02/23/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1866/0834	5/16/2013	QC	U	I	11	100
GRANTOR: WEITZEL EILEEN & KENN						
GRANTEE: WEITZEL EILEEN M TR						
1482/1953	3/06/2007	WD	Q	I		335,000
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: WEITZEL EILEEN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2007] W21S23 FOP=[YR=2007] S7 BAS=[YR=2007] W9S17W2S10E2S20E12 FOP=[YR=2007] E18N8W18S8$N8E18N46W17 S7W4$E4N7W4$E21 N23$.

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	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50	6.50	100	2007	2007	3	89	231	
3	0810	CONCRETE A	0	100	23	16	368.00	SF	6.50	6.50	100	2007	2007	3	89	2,129	
4	0855	CONC PAVER	0	100	0	0	192.00	SF	10.00	10.00	100	2007	2007	3	89	1,709	
5	0478	VF 6 SLAT	0	100	0	0	54.00	LF	15.00	15.00	100	2007	2007	3	74	599	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2007	2007	3	74	222	

LAND DESCRIPTION

TOTAL OB/XF 8,110

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	100		PUD	0.00	0.00	40.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	120,000							

REVIEW DATE 04/11/2018 BY DJX Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS