

WEILAND THOMAS J/PAGETT-WEILAND LYNN
2345 WILL HARDEE ROAD
FERNANDINA BEACH, FL 32034

00-00-31-143C-0006-0000



BUILDING CHARACTERISTICS

ELEMENTCD

05 AVERAGE 90

19 COMMON BRK 10

03 GABLE/HIP 100

03 COMP SHNGL 100

05 DRYWALL 100

14 CARPET 60

11 CLAY TILE 40

03 CENTRAL 100

04 AIR DUCTED 100

3 100

2 100

02 WOOD FRAME 100

1. 1. 100

0 100

00 NONE 100

05 Quality Level 05

0100 SINGLE FAMILY

MKT AREA

01

NEIGHBORHOOD/LOC

1046.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS1,5191001,519192,708

FGR4025522128,037

FOP303091,142

PTO8054507

TOTALS2,0311,753222,394

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND

0900011,753125.2900148.78260,811199419940014.7385.27

1 SNGL FAM - 100% - 2019Heated Area: 1519HX Base Yr 2019

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE222,394

TOTAL MARKET OB/XF VALUE6,032

TOTAL LAND VALUE - MARKET143,000

TOTAL MARKET VALUE371,426

SOH/AGL Deduction124,369

ASSESSED VALUE247,057

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE197,057

TOTAL JUST VALUE371,426

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE375,760

PERMIT NUMDESCRIPTIONAMTISSUED

20062101REPAIR/RRF8,30009/14/2006

B990592REMODEL3,60006/08/1999

8069NEW CONSTR72,07001/03/1993

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCDPRICE

1599/018212/31/2008WDUII05185,000

GRANTOR: KONDAUR CAPITAL CORPO

GRANTEE: WEILAND THOMAS J &

1593/138311/18/2008WDUII05204,400

GRANTOR: DUCK NANCY D

GRANTEE: KONDAUR CAPITAL COR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W3 N2 W6 S2 W4 PTO=[YR=1994] N8 W10 S8 E10 \$
W33 S27 FGR=[YR=1994] S22 E19 N11 FOP=[YR=1994] E5 N2 W1 N5
W4 S7 \$ N9 W8 N2 W11 \$ E11 S2 E8 S2 E4 S5 E10 S2 E13 N38 \$.

EXTRA FEATURES

2345 WILL HARDEE RD, FERNANDINA BEACH

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B01004216672.00SF5.205.20100199419943702,446

20810CONCRETE A010016464.00SF6.506.5010019941994370291

30500FP-PRE FAB0100001.00UT3,500.003,500.00100199419943772,695

41242WD DECK A01002512300.00SF10.0010.0010019951995320600

LAND DESCRIPTION

TOTAL OB/XF6,032

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CSFR POND1000.000.001.00LT1.001.001.10130,000.00143,000.00143,000

REVIEW DATE05/06/2019BYDJA

Total Acres: 0.00Total Land Value: 143,000Market: 0Agricultural: 0Common: 143,000PRINTED 08/02/2023 BY SYS