LOT 41
IN OR 2154/709
MIRAMAR BEACH PB 2/61

WEILBAECHER DEREK E
28 CEDARCLIFF RD
ASHEVILLE, NC 28803

2023

00-00-31-1460-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06

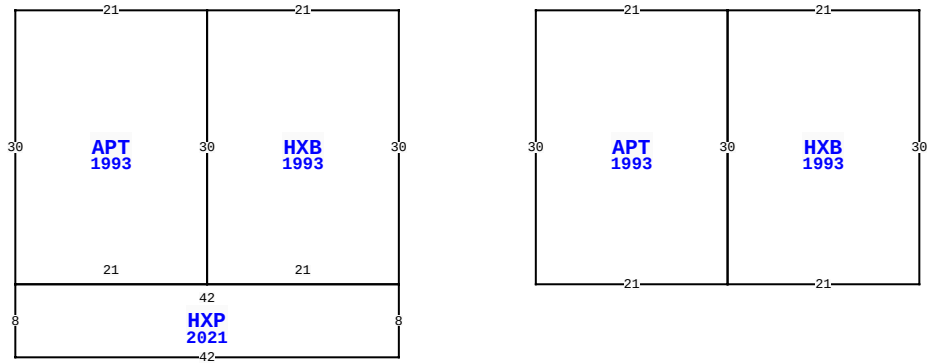
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	630	100	630	113,750
APT	630	100	630	113,750
HXB	630	100	630	113,750
HXB	630	100	630	113,750
HXP	336	30	101	18,237
TOTALS	2,856		2,621	473,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	11	2,621	163.2442	194.67	510,230	1971	2012	0	0	0	7.25	92.75

1 DUPLEX – 0% - 0 Heated Area: 2520 HX Base Yr



1940 S FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	473,238
TOTAL MARKET OB/XF VALUE	12,072
TOTAL LAND VALUE - MARKET	1,125,000
TOTAL MARKET VALUE	1,610,310
SOH/AGL Deduction	239,723
ASSESSED VALUE	1,370,587
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,370,587
TOTAL JUST VALUE	1,610,310
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,425,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200486	ADDITION	0	09/04/2020
20180201	REMODEL	65,000	01/18/2018
20150556	DEMOSTR	0	03/17/2015
20130149	REROOF W/30YR SHN	0	01/22/2013
20011928	SEWER REPLACEMENT	0	08/27/2001
20011480	REPLACE SHOWER PA	0	06/29/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2154/0709	10/26/2017	WD	Q	I	01	985,000
GRANTOR: KUITEMS FRANK D						
GRANTEE: WEILBAECHER DEREK E						
0929/0173	4/19/2000	QC	U	I	06	282,000
GRANTOR: LEVY CARLOS A & KATHR						
GRANTEE: KUITEMS FRANK D						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1993] W21 APT=[YR=1993] W21 S30 HXP=[YR=2021] S8 E42 N8 W42$ E21 N30 $ S30 E21 N30$ PTR= E15 APT=[YR=1993] E21 HXB=[YR=1993] E21 S30 W21 N30$ S30 W21 N30$ 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	0810	CONCRETE A	0	0	0	0	2,005.00	SF	6.50	6.50	100	1971	1971	3	23	2,997	
2	0416	DUNEWALKS	0	0	68	3	204.00	SF	15.00	15.00	100	1989	1989	3	20	612	
3	0416	DUNEWALKS	0	0	82	3	246.00	SF	15.00	15.00	100	1996	1996	3	20	738	
4	1241	WD DECK G	0	0	12	42	504.00	UT	17.25	17.25	100	1990	1990	3	20	1,739	
5	1241	WD DECK G	0	0	4	17	68.00	UT	11.50	11.50	100	2018	2018	3	90	704	
6	1241	WD DECK G	0	0	4	17	68.00	UT	11.50	11.50	100	1990	1990	3	20	156	
7	1242	WD DECK A	0	0	0	0	596.00	SF	10.00	10.00	100	2018	2018	3	86	5,126	

LAND DESCRIPTION

TOTAL OB/XF 12,072

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	000800	C	MULTI-FAM	0	0006	R-3	75.00	200.00	75.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	1,125,000							

REVIEW DATE 03/08/2022 BY DJ Total Acres: 0.00 Total Land Value: 1,125,000 Market: 0 Agricultural: 0 Common: 1,125,000 PRINTED 08/02/2023 BY SYS