

BLOCK 12 LOT 8  
IN OR 1087/962  
THE PARK PB 4/28

DOUGLAS NEIL T & MOHN LISA A  
1725 LISA AVE  
FERNANDINA BEACH, FL 32034-2058

2023

00-00-31-1630-0012-0080



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 10  | ABOVE AVG 100  |
| Roof Structur            | 08  | IRREGULAR 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floo            | 14  | CARPET 70      |
| Interior Floo            | 11  | CLAY TILE 30   |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 |     | 4 100          |
| Bathrooms                |     | 3 100          |
| Frame                    | 07  | SPECIAL 100    |
| Stories                  | 2.5 | 2.5 100        |
| Units                    |     | 0 100          |
| BUD8 Adjustme            | 02  | DIST FB 100    |
| Occupancy                | 00  | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0800    | MULTI-FAMILY     |
| MAP NUM          |         | MKT AREA 01      |
| NEIGHBORHOOD/LOC | 1040.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,010            | 100         | 1,010        | 111,896              |
| BAS       | 752              | 100         | 752          | 83,312               |
| DCK       | 235              | 10          | 24           | 2,659                |
| DCK       | 403              | 10          | 40           | 4,431                |
| FGR       | 475              | 55          | 261          | 28,915               |
| FUS       | 560              | 100         | 560          | 62,041               |
| UST       | 81               | 45          | 36           | 3,988                |
| TOTALS    | 3,516            |             | 2,683        | 297,243              |

| EXTRA FEATURES |            |             |     |     |   |   |          |    |          |                |
|----------------|------------|-------------|-----|-----|---|---|----------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0810       | CONCRETE A  | 0   | 0   | 0 | 0 | 748.00   | SF | 6.50     | 6.50           |
| 2              | 0810       | CONCRETE A  | 0   | 0   | 0 | 0 | 1,004.00 | SF | 6.50     | 6.50           |
| 3              | 0810       | CONCRETE A  | 0   | 0   | 0 | 0 | 320.00   | SF | 6.50     | 6.50           |
| 4              | 0504       | FP-ELECTRI  | 0   | 0   | 0 | 0 | 1.00     | UT | 2,000.00 | 2,000.00       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE |
| 1                | 000800   | C   | MULTI-FAM            | 0   | 0006 | R-1      | 0.00  | 0.00  | 1.00        | LT        |

| MARKET ADJUSTMENTS                                                                                                                                                                                    |     |           |             |                |                |      |      |      |      |        |          |  |          |  |         |  |           |  |          |  |         |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|--------|----------|--|----------|--|---------|--|-----------|--|----------|--|---------|--|
| TYPE                                                                                                                                                                                                  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | % COND |          |  |          |  |         |  |           |  |          |  |         |  |
| 2700                                                                                                                                                                                                  | 01  | 2,683     | 111.2640    | 132.68         | 355,980        | 1984 | 1984 | 0    | 0    | 16.50  |          |  |          |  |         |  |           |  |          |  |         |  |
| 1 DUPLEX - 0% - 0                                                                                                                                                                                     |     |           |             |                |                |      |      |      |      |        |          |  |          |  |         |  |           |  |          |  |         |  |
| Heated Area: 2322                                                                                                                                                                                     |     |           |             |                |                |      |      |      |      |        |          |  |          |  |         |  |           |  |          |  |         |  |
| HX Base Yr                                                                                                                                                                                            |     |           |             |                |                |      |      |      |      |        |          |  |          |  |         |  |           |  |          |  |         |  |
|                                                                                                                                                                                                       |     |           |             |                |                |      |      |      |      |        |          |  |          |  |         |  |           |  |          |  |         |  |
| 1725 LISA AVE, FERNANDINA BEACH                                                                                                                                                                       |     |           |             |                |                |      |      |      |      |        |          |  |          |  |         |  |           |  |          |  |         |  |
| <table><tr><td>BLD DATE</td><td></td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td>LAND DATE</td><td></td></tr><tr><td>INC DATE</td><td></td><td>AG DATE</td><td></td></tr></table> |     |           |             |                |                |      |      |      |      |        | BLD DATE |  | LGL DATE |  | XF DATE |  | LAND DATE |  | INC DATE |  | AG DATE |  |
| BLD DATE                                                                                                                                                                                              |     | LGL DATE  |             |                |                |      |      |      |      |        |          |  |          |  |         |  |           |  |          |  |         |  |
| XF DATE                                                                                                                                                                                               |     | LAND DATE |             |                |                |      |      |      |      |        |          |  |          |  |         |  |           |  |          |  |         |  |
| INC 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 |
|-----|------------|-------------|-----|-----|---|---|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0810       | CONCRETE A  | 0   | 0   | 0 | 0 | 748.00   | SF | 6.50     | 6.50           | 100       | 1984    | 1984        | 3 | 47     | 2,285           |       |
| 2   | 0810       | CONCRETE A  | 0   | 0   | 0 | 0 | 1,004.00 | SF | 6.50     | 6.50           | 100       | 1995    | 1995        | 3 | 72     | 4,699           |       |
| 3   | 0810       | CONCRETE A  | 0   | 0   | 0 | 0 | 320.00   | SF | 6.50     | 6.50           | 100       | 1997    | 1997        | 3 | 75     | 1,560           |       |
| 4   | 0504       | FP-ELECTRI  | 0   | 0   | 0 | 0 | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 1984    | 1984        | 3 | 58     | 1,160           |       |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             |           | 9,704 |          |        |         |            |                |            |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-------|----------|--------|---------|------------|----------------|------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T   | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE |
| 1           | 000800   | C   | MULTI-FAM            | 0   | 0006 | R-1      | 0.00  | 0.00  | 1.00        | LT        |       | 1.00     | 1.00   | 1.00    | 400,000.00 | 400,000.00     | 400,000    |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 2 |
|---------------------------|--|-------------|---|
| VALUATION SUMMARY         |  |             |   |
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 2              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 297,243     |   |
| TOTAL MARKET OB/XF VALUE  |  | 9,704       |   |
| TOTAL LAND VALUE - MARKET |  | 400,000     |   |
| TOTAL MARKET VALUE        |  | 706,947     |   |
| SOH/AGL Deduction         |  | 268,665     |   |
| ASSESSED VALUE            |  | 438,282     |   |
| TOTAL EXEMPTION VALUE     |  | 0           |   |
| BASE TAXABLE VALUE        |  | 438,282     |   |
| TOTAL JUST VALUE          |  | 706,947     |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 497,025     |   |

| PERMIT NUM | DESCRIPTION       | AMT   | ISSUED     |
|------------|-------------------|-------|------------|
| 20122445   | RE-ROOF W/30YR SH | 9,000 | 12/05/2012 |
| 20051112   | FENCE             | 1,000 | 01/25/2005 |
| 2004378    | RE-ROOF           | 3,000 | 11/16/2000 |
| 9002       | XFOB              | 1,070 | 04/17/1995 |

| SALES DATA                  |            |              |        |        |           |               |  |
|-----------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number        | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1087/0962                   | 10/15/2002 | WD           | Q      | I      |           | 230,000       |  |
| GRANTOR:WEIGLE GLENN W      |            |              |        |        |           |               |  |
| GRANTEE:DOUGLAS NEIL T & LI |            |              |        |        |           |               |  |
| 0861/1632                   | 1/07/1999  | QC           | U      | I      | 06        | 100           |  |
| GRANTOR:WEIGLE DEBRA M      |            |              |        |        |           |               |  |
| GRANTEE:WEIGLE GLENN W      |            |              |        |        |           |               |  |

| BUILDING NOTES                                            |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|
|                                                           |  |  |  |  |  |  |  |  |  |  |
| BUILDING DIMENSIONS                                       |  |  |  |  |  |  |  |  |  |  |
| FGR=[YR=1993] L18 D9 D14 R7 BAS=[YR=2016] W20 S28 E28 N12 |  |  |  |  |  |  |  |  |  |  |
| UST=[YR=1993] E7 N15 L7 D7 S8\$ N8 L8 U8 \$ D8 R8 R12 U12 |  |  |  |  |  |  |  |  |  |  |
| N7 W3 U12 L6 \$ PTR= E25 BAS=[YR=1993] E20 DCK=[YR=2016]  |  |  |  |  |  |  |  |  |  |  |
| U14 L7 U9 R18 R6 D12 W13 S7 D4 L4 \$ R4 U4 N7 E16 S13     |  |  |  |  |  |  |  |  |  |  |
| DCK=[YR=2016] S6 D4 L4 S20 D3 L3 W2 S3 W15 N10 E12 N20    |  |  |  |  |  |  |  |  |  |  |
| U6 R6 E6\$ W6 D6 L6 S20 W28 N28\$ W25\$ PTR= N25          |  |  |  |  |  |  |  |  |  |  |
| FUS=[YR=1993] N28 E20 S28 W20\$ S25\$ .                   |  |  |  |  |  |  |  |  |  |  |