

BLOCK 12 LOTS 1 2 3 4 & PT R/W  
IN OR 889/682  
SEAVIEW SUB PB 1/17

WIGGINS ROBERT L SR  
1548 LAKESIDE CT  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1680-0012-0010



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floop           | 14 | CARPET 100     |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 3  | 100            |
| Bathrooms                | 6  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 3. | 3. 100         |
| Units                    | 0  | 100            |
| BUD8 Adjustme            | 02 | DIST FB 100    |
| Occupancy                | 00 | NONE 100       |

|                  |  |  |         |                  |
|------------------|--|--|---------|------------------|
| Quality          |  |  | 03      | Quality Level 03 |
| DOR CODE         |  |  | 0100    | SINGLE FAMILY    |
| MAP NUM          |  |  |         | MKT AREA 01      |
| NEIGHBORHOOD/LOC |  |  | 1059.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,050            | 100         | 1,050        | 86,031               |
| DCK       | 24               | 10          | 2            | 164                  |
| FCP       | 446              | 25          | 112          | 9,176                |
| FOP       | 14               | 30          | 4            | 328                  |
| FUS       | 1,086            | 100         | 1,086        | 88,981               |
| STR       | 72               | 10          | 7            | 574                  |
| STR       | 72               | 10          | 7            | 574                  |
| UGR       | 368              | 45          | 166          | 13,601               |
| UOP       | 200              | 20          | 40           | 3,278                |
| UST       | 194              | 45          | 87           | 7,128                |
| TOTALS    | 3,526            |             | 2,561        | 209,835              |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |       |                |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0811       | CONCRETE B  | 0   | 0   | 0  | 0  | 576.00 | SF | 5.20  | 5.20           |       |
| 2              | 0801       | ASPHALT A   | 0   | 0   | 24 | 11 | 264.00 | SF | 3.00  | 3.00           |       |
| 3              | 0810       | CONCRETE A  | 0   | 0   | 15 | 10 | 150.00 | SF | 6.50  | 6.50           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             |           |       |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000100   | C   | SFR                  | 0   |     |          | 100.00 | 125.00 | 100.00      | FF 1      |       |

| MARKET ADJUSTMENTS  |     |           |             |                |                |      |      |      |      |    |        |
|---------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|----|--------|
| TYPE                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | AP | % COND |
| 0900                | 01  | 2,561     | 106.5600    | 126.54         | 324,069        | 1982 | 1990 | 0    | 0    | 20 | 64.75  |
| 1 SNGL FAM - 0% - 0 |     |           |             |                |                |      |      |      |      |    |        |
| Heated Area: 2136   |     |           |             |                |                |      |      |      |      |    |        |
| HX Base Yr          |     |           |             |                |                |      |      |      |      |    |        |
|                     |     |           |             |                |                |      |      |      |      |    |        |

|                                    |    |       |                |           |         |             |   |         |                 |       |  |
|------------------------------------|----|-------|----------------|-----------|---------|-------------|---|---------|-----------------|-------|--|
| 2828 MANATEE AVE, FERNANDINA BEACH |    |       |                | INC DATE  |         |             |   | AG DATE |                 |       |  |
| UNITS                              | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND  | OB/XF MKT VALUE | NOTES |  |
| 576.00                             | SF | 5.20  | 5.20           | 100       | 1982    | 1982        | 3 | 41      | 1,228           |       |  |
| 264.00                             | SF | 3.00  | 3.00           | 100       | 1982    | 1982        | 3 | 50      | 396             |       |  |
| 150.00                             | SF | 6.50  | 6.50           | 100       | 2008    | 2008        | 3 | 90      | 878             |       |  |
|                                    |    |       |                |           |         |             |   |         |                 |       |  |
|                                    |    |       |                |           |         |             |   |         |                 |       |  |
|                                    |    |       |                |           |         |             |   |         |                 |       |  |
|                                    |    |       |                |           |         |             |   |         |                 |       |  |
|                                    |    |       |                |           |         |             |   |         |                 |       |  |
|                                    |    |       |                |           |         |             |   |         |                 |       |  |

| NASSAU COUNTY PROPERTY    |  |           |  | PAGE 1 of 1 | 2 |
|---------------------------|--|-----------|--|-------------|---|
| VALUATION SUMMARY         |  |           |  |             |   |
| VALUATION BY              |  | STANDARD  |  |             |   |
| Tax Group: 2              |  | Tax Dist: |  |             |   |
| BUILDING MARKET VALUE     |  | 209,835   |  |             |   |
| TOTAL MARKET OB/XF VALUE  |  | 2,502     |  |             |   |
| TOTAL LAND VALUE - MARKET |  | 447,934   |  |             |   |
| TOTAL MARKET VALUE        |  | 660,271   |  |             |   |
| SOH/AGL Deduction         |  | 721       |  |             |   |
| ASSESSED VALUE            |  | 659,550   |  |             |   |
| TOTAL EXEMPTION VALUE     |  | 0         |  |             |   |
| BASE TAXABLE VALUE        |  | 659,550   |  |             |   |
| TOTAL JUST VALUE          |  | 660,271   |  |             |   |
| NCON VALUE                |  | 0         |  |             |   |
| INCOME VALUE              |  |           |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 640,799   |  |             |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                    |           |           |     |     |            |
|-------------------------------|-----------|-----------|-----|-----|------------|
| OFF RECORD Number             | DATE      | TYPE INST | Q U | V I | RSN CD     |
| 0889/0682                     | 6/30/1999 | WD        | Q   | I   |            |
| GRANTOR: HAWKINS LAURA W RAHM |           |           |     |     | SALE PRICE |
| GRANTEE: WIGGINS ROBERT L     |           |           |     |     | 257,000    |
| 0356/0268                     | 3/01/1982 | WD        | U   | V   |            |
| GRANTOR:                      |           |           |     |     | 100        |
| GRANTEE:                      |           |           |     |     |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                             |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| UST=[YR=1993] W4 N4 W11 FCP=[YR=1993] W13 S38 E11               |  |  |  |  |  |  |  |  |  |  |  |
| UGR=[YR=1993] E13 N10 E4 N14 W17 S24 \$ N24 E2 N14 \$ S14 E15   |  |  |  |  |  |  |  |  |  |  |  |
| N10 PTR= E15 BAS=[YR=1993] E8 DCK=[YR=1993] N3                  |  |  |  |  |  |  |  |  |  |  |  |
| STR=[YR=1993] N9 E8 S9 W8 \$ E8 S1 FOP=[YR=1993] E7 S2 W7 N2    |  |  |  |  |  |  |  |  |  |  |  |
| \$ S2 W8 \$ E15 N2 E9 S2 E7 S24 W7 S4 W24 N4 W8 N24 \$ W15 \$   |  |  |  |  |  |  |  |  |  |  |  |
| PTR= E60 FUS=[YR=1993] E8 UOP=[YR=1993] N3 STR=[YR=1993]        |  |  |  |  |  |  |  |  |  |  |  |
| N9 E8 S9 W8 \$ E8 N8 E16 S11 W24 \$ E31 S26 W7 S3 W24 N3 W8 N26 |  |  |  |  |  |  |  |  |  |  |  |
| \$ W60 \$ .                                                     |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 2,502       |  |  |  |  |  |  |  |  |  |  |  |
|             |  |  |  |  |  |  |  |  |  |  |  |