BLOCK 238 W75 FT OF E150 FT OF
S100 FT OF LOT 5
IN OR 2396/1109

WEILAND KYLE D
1309 LIME ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0238-0053

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

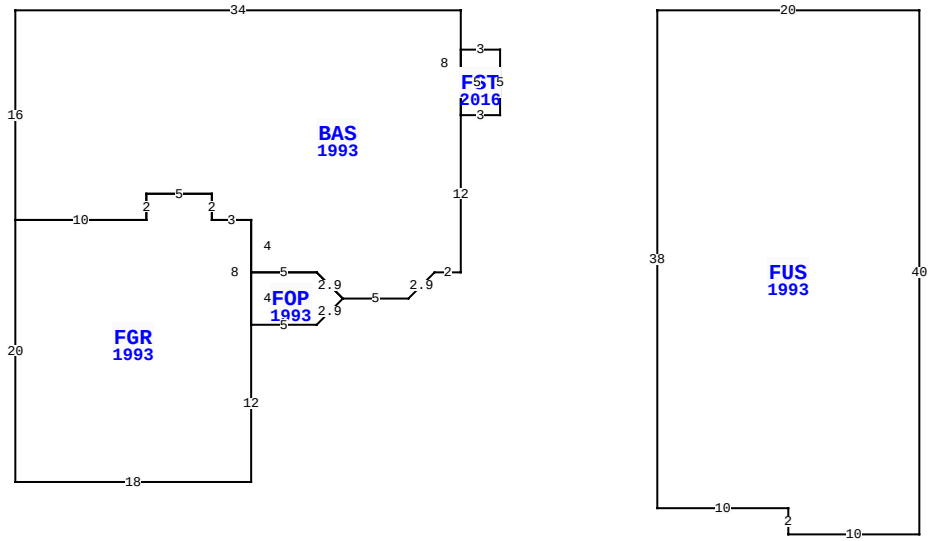
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	612	100	612	65,514
FGR	370	55	204	21,838
FOP	24	30	7	750
FST	15	55	8	857
FUS	780	100	780	83,498
TOTALS	1,801		1,611	172,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,611	127.6836	115.23	185,636	1987	2007	0	0	0	7.10	92.90

1 SINGLE FAM – 100% - 2021 Heated Area: 1392 HX Base Yr 2021



1309 LIME ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		172,456
TOTAL MARKET OB/XF VALUE		6,431
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		306,387
SOH/AGL Deduction		57,693
ASSESSED VALUE		248,694
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		198,694
TOTAL JUST VALUE		306,387
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120849	H/AC	4,400	05/14/2012
3988	NEW CONSTR	40,000	11/18/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2561/0701	4/18/2022	QC	U	I	11	156,100
GRANTOR: WEILAND BETHANY L & K						
GRANTEE: WEILAND KYLE D						
2396/1109	9/28/2020	WD	Q	I	01	295,000
GRANTOR: TANNER HAMPTON H						
GRANTEE: WEILAND BETHANY L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S16 FGR=[YR=1993] S20 E18 N12 FOP=[YR=1993] E5 U2 R2 U2 L2 W5 S4$ N8 W3 N2 W5 S2 W10$ E10 N2 E5 S2 E3 S4 E5 D2 R2 E5 U2 R2 E2 N12 FST=[YR=2016] E3 N5 W3 S5$ N8$ PTR= E15 FUS=[YR=1993] E20 S40 W10 N2 W10N38$ 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	1242	WD DECK A	0	100	120	20	240.00	SF	10.00	10.00	100	2015	2015	3	74	1,776	
2	1242	WD DECK A	0	100	3	4	12.00	SF	10.00	10.00	100	1987	1987	3	20	24	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
4	0810	CONCRETE A	0	100	45	15	675.00	SF	6.50	6.50	100	1987	1987	3	54.5	2,391	

LAND DESCRIPTION

TOTAL OB/XF 6,431

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	0006	R-2	75.00	100.00	75.00	FF		1.00	1.00	0.85	2,000.00	1,700.00	127,500							

REVIEW DATE 04/10/2017 BY DJ Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS