

BLOCK 316 LOTS S1/2 OF 2 &
ALL LOTS 3 & 6 W OF HWY &
S1/2 OF LOT 7 W OF HWY

WEISS LANDHOLDINGS LLC
1553 S 8TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0316-0022

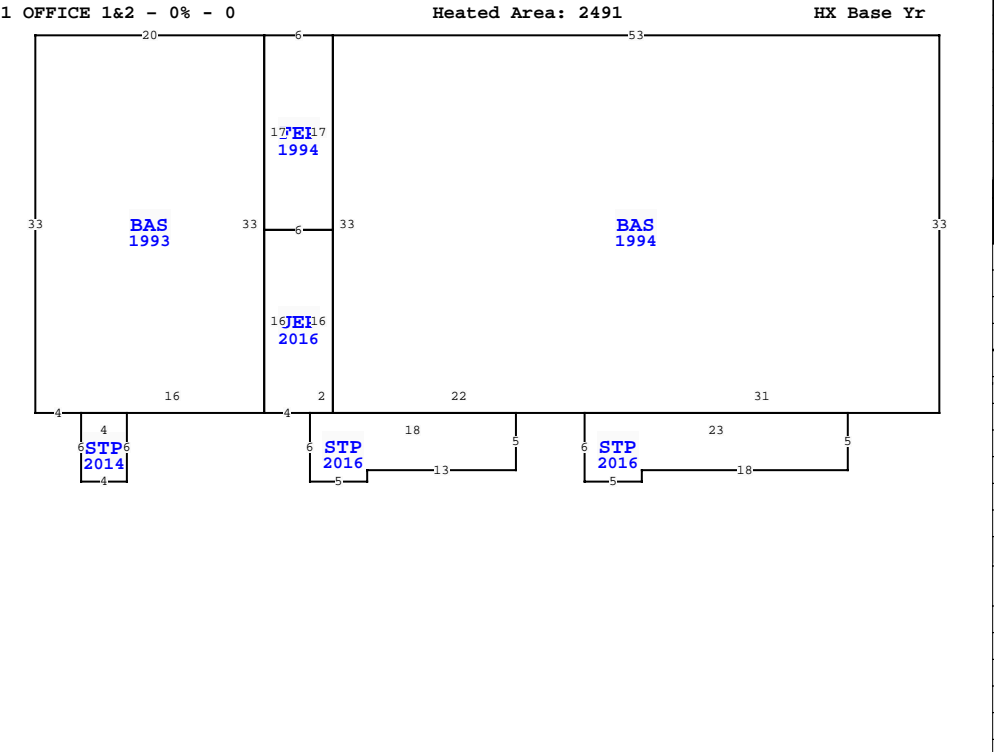


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMMT 60
Interior Floor	08 SHT VINYL 40
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	11 100
Frame	02 WOOD FRAME 100
Story Height	8 100
RMS	8 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1701	04	2,573	88.1712	125.20	322,140	1984	1984	0	0	0	53.00	47.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		151,406
TOTAL MARKET OB/XF VALUE		14,806
TOTAL LAND VALUE - MARKET		239,575
TOTAL MARKET VALUE		405,787
SOH/AGL Deduction		121,434
ASSESSED VALUE		284,353
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		284,353
TOTAL JUST VALUE		405,787
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		304,966



Quality		1700 OFFICE BUILDINGS	
DOR CODE		MKT AREA	
MAP NUM		02	
NEIGHBORHOOD/LOC 1095.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	660	100	38,837
BAS	1,749	100	102,918
FEP	102	80	4,825
STP	24	10	118
STP	95	10	588
STP	120	10	706
UEP	96	60	3,413
TOTALS	2,846	2,573	151,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000200	DEMOLITION	800	01/17/2017
B1631947	REMODEL	34,365	03/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2323/0300	12/05/2019	WD	U	I	11	100
GRANTOR: WEISS CHARLES B & TAW						
GRANTEE: WEISS LANDHOLDINGS						
2018/0860	12/10/2015	WD	Q	I	01	250,000
GRANTOR: MASON SUSAN R						
GRANTEE: WEISS CHARLES BRADF						

EXTRA FEATURES		1553 S 8TH ST, FERNANDINA BEACH															
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	0803	ASPHALT C	0	0	0	0	7,415.00	SF	2.00	2.00	100	1984	1984	3	50	7,415	
2	0811	CONCRETE B	0	0	0	0	354.00	SF	5.20	5.20	100	1984	1984	3	47	865	
3	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	1984	1984	3	58	102	
10	1242	WD DECK A	0	0	0	0	581.00	SF	10.00	10.00	100	2016	2016	3	78	4,532	
11	0446	BOX FNC 6'	0	0	0	0	8.00	LF	20.00	20.00	100	2016	2016	3	78	125	
12	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	2016	2016	3	78	624	
13	0424	CL FNC 6'	0	0	0	0	15.00	LF	20.00	20.00	100	2010	2010	3	81	243	
14	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2010	2010	3	81	486	
15	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2016	2016	3	92	414	

BLD DATE	01/20/2022	KK	LGL DATE	
XF DATE	01/20/2022	KK	LAND DATE	05/25/2023
INC DATE			AG DATE	DC

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1994] W53 FEP=[YR=1994] W6 BAS=[YR=1993] W20 S33 E4 STP=[YR=2014] S6 E4 N6 W4\$ E16 UEP=[YR=2016] E4 STP=[YR=2016] S6 E5 N1 E13 N5 W18\$ E2 N16 W6 S16\$ N33\$ S17 E6 N17 \$ S33 E22 STP=[YR=2016] S6 E5 N1 E18 N5 W23\$ E31 N33\$.	

LAND DESCRIPTION		TOTAL OB/XF 14,806																						
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001700	C	1STORY OFF	0	0003	CI	156.00	150.00	19,166.00	SF		1.00	1.00	1.00	12.50	12.50	239,575							