BLOCK 13 LOT 31
SPRING LAKE EST 4 REPLAT
PB 6/177

WERTMAN LARRY & LEILA/WETMAN LEILA
324 S 12TH STREET
FERNANDINA BEACH, FL 32034

2023

46-2N-25-197D-0013-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

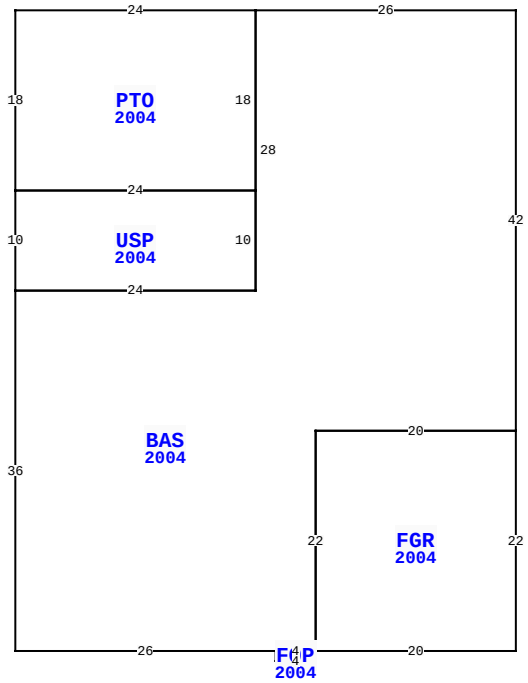
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,088	100	2,088	270,371
FGR	440	55	242	31,337
FOP	4	30	1	129
PTO	432	5	22	2,849
USP	240	30	72	9,323
TOTALS	3,204		2,425	314,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,425	116.6200	138.49	335,838	2004	2009	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 0 Heated Area: 2088 HX Base Yr



55595 BEAR RUN RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		314,009
TOTAL MARKET OB/XF VALUE		4,901
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		368,910
SOH/AGL Deduction		90,061
ASSESSED VALUE		278,849
TOTAL EXEMPTION VALUE	SX HX HB	100,000
BASE TAXABLE VALUE		178,849
TOTAL JUST VALUE		368,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007160	REPAIR/RRF	11,340	11/01/2017
B13465	XFOB	3,000	08/01/2004
B12301	NEW CONSTR	152,526	02/01/2004
R5841	REPAIR/RRF	8,000	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/1433	3/15/2023	WD	Q	I	01	405,000
GRANTOR: HISCOCKS SARAH & JEFF						
GRANTEE: WERTMAN LARRY & LEI						
2385/0075	8/17/2020	WD	Q	I	01	285,000
GRANTOR: PEHLKE JERRY W & ALIC						
GRANTEE: HISCOCKS SARAH & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W26 PTO=[YR=2004] W24 S18 USP=[YR=2004] S10 E24 N10 W24$ E24 N18$ S28 W24 S36 E26 FOP=[YR=2004] S1 E4 N1 W4$ E4 FGR=[YR=2004] E20 N22 W20 S22$ N22 E20 N42$.

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	0812	CONCRETE C	0	100	0	0	1,207.00	SF	4.00	4.00	100	2004	2004	3	86	4,152	
2	0940	SHEDS/PORT	0	100	10	16	160.00	SF	19.50	19.50	100	2004	2004	3	24	749	

LAND DESCRIPTION

TOTAL OB/XF 4,901

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/12/2018 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS