

PT OF LOTS 7 & 6
IN OR 1862/239
SUB OF S0 PT SEC 12 DB 39/292

WETZEL REALTY ASSOCIATES LLC
4812 FIRST COAST HWY
FERNANDINA BEACH, FL 32034

2024

00-00-30-0760-0007-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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		11 100
RMS		32 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,532	100	7,532	759,081
CAN	64	30	19	1,915
DCK	552	10	55	5,543
FUS	478	100	478	48,173
UAT	678	10	68	6,853
TOTALS	9,304		8,152	821,565

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	15,879.00	SF	2.00	2.00	100	2013	2013	3	72	22,866	
2	0400	CONC CURB	0	0	0	0	314.00	LF	15.00	15.00	100	2013	2013	3	96	4,522	
3	0855	CONC PAVER	0	0	0	0	427.00	SF	10.00	10.00	100	2013	2013	3	94	4,014	
4	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2013	2013	3	85	8,602	
5	0819	CONC 12"	0	0	0	0	50.00	SF	9.50	9.50	100	2013	2013	3	94	447	
6	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2013	2013	3	85	1,148	
7	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	100	2013	2013	3	96	240	
8	0966	FIRE SPRNK	0	0	0	0	8,010.00	SF	3.00	3.00	100	2013	2013	3	94	22,588	
9	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2013	2013	3	60	240	
10	0810	CONCRETE A	0	0	26	12	312.00	SF	6.50	6.50	100	2013	2013	3	94	1,906	

LAND DESCRIPTION			TOTAL OB/XF 66,573													
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
1	001700	C	1STORY OFF	0	0006	CPO	150.00	283.00	43,422.00	SF		1.00	1.00	1.00	12.50	12.50

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	8,152	111.0879	157.47	1,283,695	2013	2013	30	0	0	6.00	64.00
1 OFFICE 1&2 - 0% - 0 Heated Area: 8078 HX Base Yr												
BLD DATE	01/24/2018	KK	LGL DATE									
XF DATE	01/24/2018	KK	LAND DATE	01/24/2018	KK							
INC DATE			AG DATE									

EXTRA FEATURES																
4812 FIRST COAST HWY, FERNANDINA BEACH																

NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		821,565	
TOTAL MARKET OB/XF VALUE		68,458	
TOTAL LAND VALUE - MARKET		542,775	
TOTAL MARKET VALUE		1,432,798	
SOH/AGL Deduction		213,690	
ASSESSED VALUE		1,219,108	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,219,108	
TOTAL JUST VALUE		1,432,798	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,448,306	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530347	REMODEL	2,600	04/01/2015
B1327542	CO ISSUED	0	12/06/2013
B1327542	NEW CONSTR	954,917	08/01/2013
E1326521	NEW CONSTR	0	08/01/2013
P1316768	NEW CONSTR	0	08/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1862/0239	6/14/2013	WD	Q	V	01	310,000
GRANTOR: PEACOCK JAMES C JR ET						
GRANTEE: WETZEL REALTY ASSOC						
0845/0519	8/18/1998	WD	Q	V		125,000
GRANTOR: ABBITT LAND CO & RICH						
GRANTEE: PEACOCK JAMES JR &						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2013] W13 DCK=[YR=2013] N8 W69 S8 E69\$ W92 S60 E53 CAN=[YR=2014] E16 N4 W16 S4\$ N4 E16 S40 E36 N96\$ PTR= E15 FUS=[YR=2013] E27 UAT=[YR=2013] E27 S22 W34 N12 E7 N10\$ S10 W7 S12 W4 N4 W8 S4 W8 N22\$ W15\$.																

[illegible]