BLOCK 15 LOT 7
AMELIA PARK PHASE 1 UNIT 6
PB 6/313-314

WIEHE WILLIAM C & MARY ANN L/E/
1879 FIELD ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0015-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

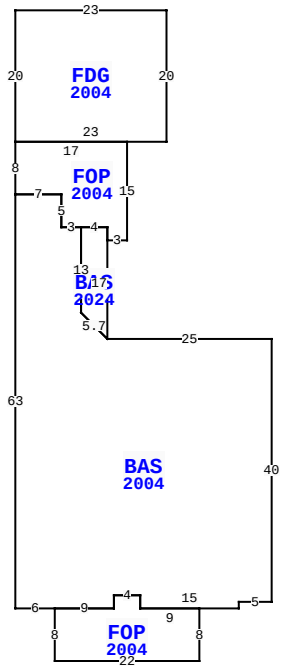
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,799	100	1,799	374,007
BAS	60	100	60	12,474
FDG	460	60	276	57,380
FOP	184	30	55	11,434
FOP	192	30	58	12,058
TOTALS	2,695		2,248	467,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,248	148.2319	222.35	499,843	2004	2009	0	0	0	6.50	93.50

1 SFR CUST – 100% - 2005 Heated Area: 1859 HX Base Yr 2005



1879 FIELD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		467,353
TOTAL MARKET OB/XF VALUE		29,806
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		697,159
SOH/AGL Deduction		353,559
ASSESSED VALUE		343,600
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		293,600
TOTAL JUST VALUE		697,159
NCON VALUE		17,262
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		554,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222187	ADDITION	0	05/17/2022
20040315	XFOB	5,000	02/24/2004
20040061	NEW CONSTR	1,000	01/15/2004
20040047	SWIM POOL	18,000	01/12/2004
20034293	NEW CONSTR	234,000	12/11/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2620/1531	2/22/2023	LE	U	I	11	100
GRANTOR: WIEHE WILLIAM C & MAR						
GRANTEE: WIEHE FAMILY TRUST						
1162/1212	8/15/2003	WD	Q	V		62,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: WIEHE WILLIAM C & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=-23,28] S63 E6 E9 N2 E4 S2 E15 N1 E5 N40 W25 U4L4 N13 W3 N5 W7 $
FDG=[YR=2004;ORIG=0,0] W23 S20 E23 N20 $
FOP=[YR=2004;ORIG=-23,20] S8 E7 S5 E3 E4 S2 E3 N15 W17 $
FOP=[YR=2004;ORIG=-17,91] S8 E22 N8 W9 N2 W4 S2 W9 $
BAS=[YR=2024;ORIG=-13,33] E4 S17 U4L4 N13 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	0810	CONCRETE A	0	100	15	4	60.00	SF	6.50	6.50	100	2004	2004	3	84	328	
3	0810	CONCRETE A	0	100	0	0	71.00	SF	6.50	6.50	100	2004	2004	3	84	388	
4	0810	CONCRETE A	0	100	0	0	750.00	SF	6.50	6.50	100	2004	2004	3	84	4,095	
5	1131	REINFR 8	0	100	13	2	26.00	SF	9.45	9.45	100	2004	2004	3	96	236	
6	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2004	2004	3	64	576	
7	0471	VINYL FNC	0	100	0	0	60.00	LF	32.00	32.00	100	2004	2004	3	64	1,229	
8	0861	POOL GUNIT	0	100	0	0	352.00	SF	85.00	85.00	100	2004	2004	3	36	10,771	
9	0845	KOOL DECK	0	100	0	0	513.00	SF	14.50	14.50	100	2004	2004	3	84	6,248	
10	0910	SCRN RM L	0	100	0	0	865.00	SF	15.00	15.00	100	2004	2004	3	22	2,855	

TOTAL OB/XF 29,806

LAND DESCRIPTION

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		R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 12/21/2023 BY NW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS