

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

2024

00-00-31-1800-0238-0053



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	68,594
FGR	370	55	204	22,864
FOP	24	30	7	784
FST	15	55	8	896
FUS	780	100	780	87,423

TOTALS	1,801		1,611	180,563
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	120	20	240.00	SF	10.00	10.00	100	2015
2	1242	WD DECK A	0 100	3	4	12.00	SF	10.00	10.00	100	1987
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987
4	0810	CONCRETE A	0 100	45	15	675.00	SF	6.50	6.50	100	1987

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-2	75.00	100.00	75.00	FF	1.00

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	121.30	195,414	1987	2007	0	0	7.60	92.40
1 SINGLE FAM - 100% - 2021 Heated Area: 1392 HX Base Yr 2021											
1309 LIME ST, FERNANDINA BEACH											
BLD DATE: 03/18/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		180,563	
TOTAL MARKET OB/XF VALUE		6,156	
TOTAL LAND VALUE - MARKET		140,250	
TOTAL MARKET VALUE		326,969	
SOH/AGL Deduction		70,814	
ASSESSED VALUE		256,155	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		206,155	
TOTAL JUST VALUE		326,969	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		306,387	

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											
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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\$.											