BLOCK 255 W'LY 75FT OF N'LY
120FT OF LOT 6
CITY OF FDNA BEACH

WILCOX AMIE CHARIE
1430 LEON ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0255-0062

BUILDING CHARACTERISTICS

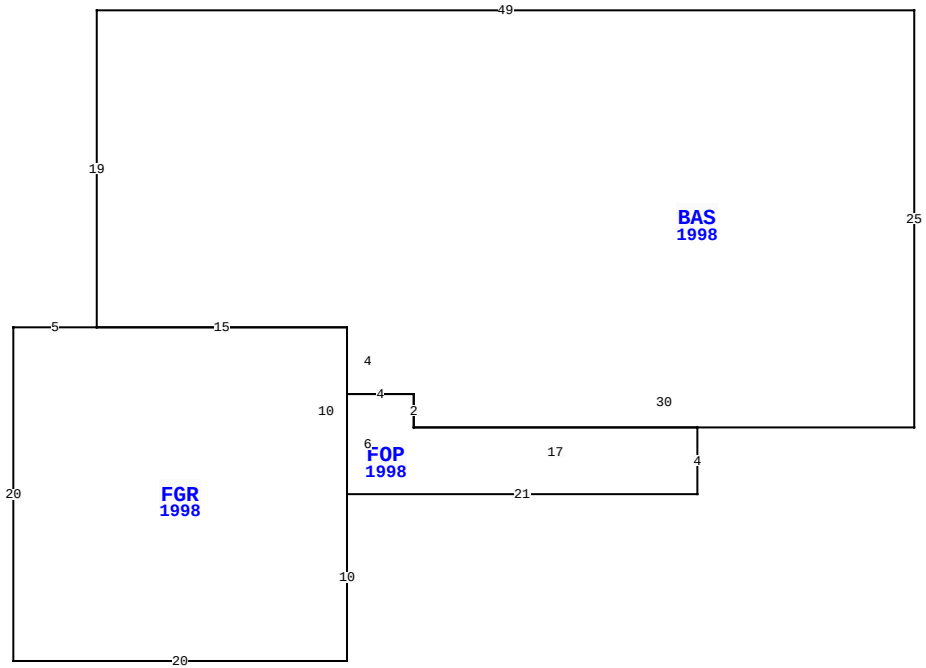
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,127	100	1,127	160,656
FGR	400	55	220	31,361
FOP	92	30	28	3,991
TOTALS	1,619		1,375	196,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,375	123.2868	154.11	211,901	1998	2008	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2024 Heated Area: 1127 HX Base Yr 2024



1430 LEON ST, FERNANDINA BEACH

BLD DATE	03/26/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		196,008
TOTAL MARKET OB/XF VALUE		9,473
TOTAL LAND VALUE - MARKET		202,500
TOTAL MARKET VALUE		407,981
SOH/AGL Deduction		0
ASSESSED VALUE		407,981
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		357,981
TOTAL JUST VALUE		407,981
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
983631	NEW CONSTR	0	04/23/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2618/0349	2/07/2023	WD	Q	I	01	515,000
GRANTOR: RUBLE GARY L & DEBORA						
GRANTEE: WILCOX AMIE CHARIE						
2207/0917	6/28/2018	WD	Q	I	01	259,900
GRANTOR: PIERSON ERIC BRIAN &						
GRANTEE: RUBLE GARY L & DEBO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W49 S19 FGR=[YR=1998] W5 S20 E20 N10
FOP=[YR=1998] E21 N4 W17 N2 W4 S6 $ N10 W15 $ E15 S4 E4 S2
E30 N25 $.

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	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	100	10	12	120.00	SF	6.50	6.50	100	1998	1998	3	75	585	
3	0810	CONCRETE A	0	100	5	20	100.00	SF	6.50	6.50	100	1998	1998	3	75	488	
4	0810	CONCRETE A	0	100	14	64	896.00	SF	6.50	6.50	100	1998	1998	3	75	4,368	
5	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1998	1998	3	75	78	
6	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	100	1999	1999	3	20	240	
7	0810	CONCRETE A	0	100	0	0	147.00	SF	6.50	6.50	100	2011	2011	3	92	879	

LAND DESCRIPTION

TOTAL OB/XF 9,473

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	0006	R-1	75.00	120.00	1.00	LT		1.00	1.00	0.90	225,000.00	202,500.00	202,500							

REVIEW DATE 07/06/2020 BY DJA Total Acres: 0.00 Total Land Value: 202,500 Market: 0 Agricultural: 0 Common: 202,500 PRINTED 08/06/2024 BY SYS