

WEIR JUANITA R EST
C/O JUSTIN C WEIR, 85162 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034-8711

12-2N-27-1460-0332-0000



BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 90		
Exterior Wall	21	STONE 10		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	4	100		
Bathrooms	2	100		
Frame Stories	02	WOOD FRAME 100		
Units	1.	1. 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4043.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,397	100	2,397	313,672
FGR	442	55	243	31,799
FOP	56	30	17	2,225
FSP	260	40	104	13,610
TOTALS	3,155		2,761	361,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,761	116.3232	145.40	401,449	2003	2003	0	0	0	10.00	90.00
1 SNGL FAM - 100% - 2023					Heated Area: 2397						HX Base Yr 2023	

BLD DATE
XF DATE
INC DATE

03/29/2023 NW

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		361,304	
TOTAL MARKET OB/XF VALUE		6,135	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		494,939	
SOH/AGL Deduction		1,720	
ASSESSED VALUE		493,219	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		443,219	
TOTAL JUST VALUE		494,939	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		478,853	

PERMIT NUMDESCRIPTIONAMTISSUED

B25151REPAIR/RRF8,86009/01/2011

B24893REPAIR/RRF3,97007/01/2011

B0310853NEW CONSTR184,99001/01/2003

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1394/01363/07/2006WDQI21347,500

GRANTOR:DELOACH WHITNEY E & C

GRANTEE:WEIR JUANITA R

1200/13711/09/2004WDUII21272,100

GRANTOR:MORRISON HOMES INC

GRANTEE:DELOACH WHITNEY E &

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2004] W26 BAS=[YR=2003] N11 W24 S69 E4 D3 R3 E5 U3 R3 E4 N14 FOP=[YR=2003] E11 U3 L5 N5 W6 S8\$ N8 E6 S5 R5 D3 FGR=[YR=2003] S20 E20 N23 W14 S3 W6\$ E6 N3 E14 N31 W26 N10\$ S10 E26 N10\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

TOTAL OB/XF

6,135

REVIEW DATE01/06/2023BYNWA

Total Acres: 0.00Total Land Value: 127,500Market: 0Agricultural: 0Common: 127,500PRINTED 08/06/2024 BY SYS