

LOT 67  
IN OR 1299/80  
FLORA PARKE PB 6/137-139

WEIHE DAVID A  
23971 CREEK PARKE CIRCLE  
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0550-0067-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 16 WD FR STUC 100 |
| Roof Structur            | 08 IRREGULAR 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 14 CARPET 80      |
| Interior Floo            | 08 SHT VINYL 20   |
| 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       |

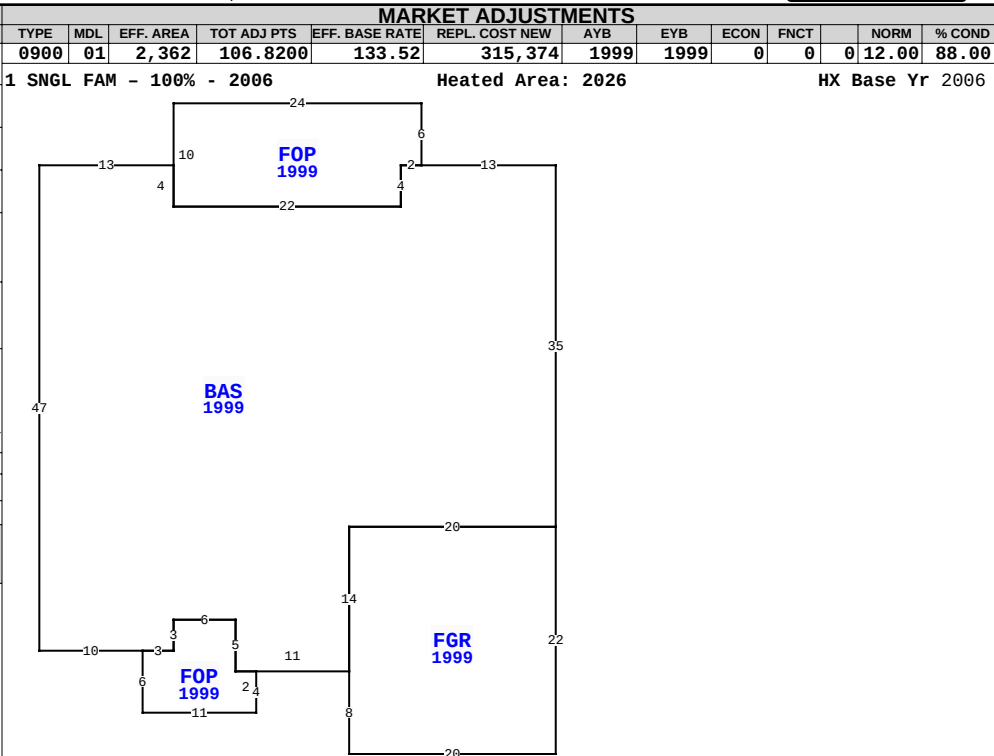
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4041.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,026            | 100         | 2,026        | 238,051              |
| FGR       | 440              | 55          | 242          | 28,435               |
| FOP       | 80               | 30          | 24           | 2,820                |
| FOP       | 232              | 30          | 70           | 8,224                |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 2,778 | 2,362 | 277,529 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |
|----------------|------------|
| L N            | OB/XF CODE |
| 1              | 0500       |
| 2              | 0810       |
| 3              | 0810       |
| 4              | 0861       |
| 5              | 0845       |
| 6              | 0911       |

| LAND DESCRIPTION |          |
|------------------|----------|
| L N              | USE CODE |
| 1                | 000100   |



|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 04/08/2024 |
| INC DATE |  | AG DATE   | MLU        |

| 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   | 0500       | FP-PRE FAB  | 0 100   | 0 0   | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1999    | 1999        | 3 | 83     | 2,905           |       |
| 2   | 0810       | CONCRETE A  | 0 100   | 48 3  | 144.00   | SF | 6.50     | 6.50           | 100       | 1999    | 1999        | 3 | 77     | 721             |       |
| 3   | 0810       | CONCRETE A  | 0 100   | 46 16 | 736.00   | SF | 6.50     | 6.50           | 100       | 1999    | 1999        | 3 | 77     | 3,684           |       |
| 4   | 0861       | POOL GUNIT  | 0 100   | 28 12 | 336.00   | SF | 85.00    | 85.00          | 100       | 1999    | 1999        | 3 | 23     | 6,569           |       |
| 5   | 0845       | KOOL DECK   | 0 100   | 0 0   | 661.00   | SF | 7.25     | 7.25           | 100       | 1999    | 1999        | 3 | 77     | 3,690           |       |
| 6   | 0911       | SCRN RM A   | 0 100   | 0 0   | 1,453.00 | SF | 17.50    | 17.50          | 100       | 1999    | 1999        | 3 | 20     | 5,086           |       |

| TOTAL OB/XF |          | 22,655 |                      |     |     |          |       |       |             |           |     |          |        |         |            |
|-------------|----------|--------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|
| 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 |
| 1           | 000100   | C      | SFR                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 75,000.00  |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 4      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 4              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 277,529     |        |
| TOTAL MARKET OB/XF VALUE  |  | 22,655      |        |
| TOTAL LAND VALUE - MARKET |  | 75,000      |        |
| TOTAL MARKET VALUE        |  | 375,184     |        |
| SOH/AGL Deduction         |  | 174,162     |        |
| ASSESSED VALUE            |  | 201,022     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 151,022     |        |
| TOTAL JUST VALUE          |  | 375,184     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 353,634     |        |

| PERMIT NUM | DESCRIPTION  | AMT     | ISSUED     |
|------------|--------------|---------|------------|
| E1800308   | SOLAR PANELS | 22,948  | 02/01/2018 |
| 9906224    | XFOB         | 8,208   | 06/01/1999 |
| 9905768    | NEW CONSTR   | 143,091 | 02/01/1999 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 1299/0080                      | 3/02/2005 | WD Q      | I   |     |        |
| GRANTOR: BOYETTE WILLIAM EARL  |           |           |     |     |        |
| GRANTEE: WEIHE DAVID A         |           |           |     |     |        |
| 0887/0066                      | 6/14/1999 | WD Q      | I   |     |        |
| GRANTOR: SEDA CONSTRUCTION COM |           |           |     |     |        |
| GRANTEE: BOYETTE WILLIAM EAR   |           |           |     |     |        |

| BUILDING NOTES |  |
|----------------|--|
|----------------|--|

| BUILDING DIMENSIONS                                                                                                                                                                            |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| BAS=[YR=1999] W13 FOP=[YR=1999] N6 W24 S10 E22N4 E2 \$ W2 S4 W22 N4 W13 S47 E10 FOP=[YR=1999] S6 E11 N4 W2 N5 W6 S3 W3 \$ E3 N3 E6 S5 E11 FGR=[YR=1999] S8 E20 N22 W20 S14 \$ N14 E20 N35 \$ . |  |