IN OR 2619/201

WEAVER LINDA W L/E/
95076 LOUSHELTONY ROAD
FERNANDINA BEACH, FL 32034

2024

32-2N-28-0000-0012-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

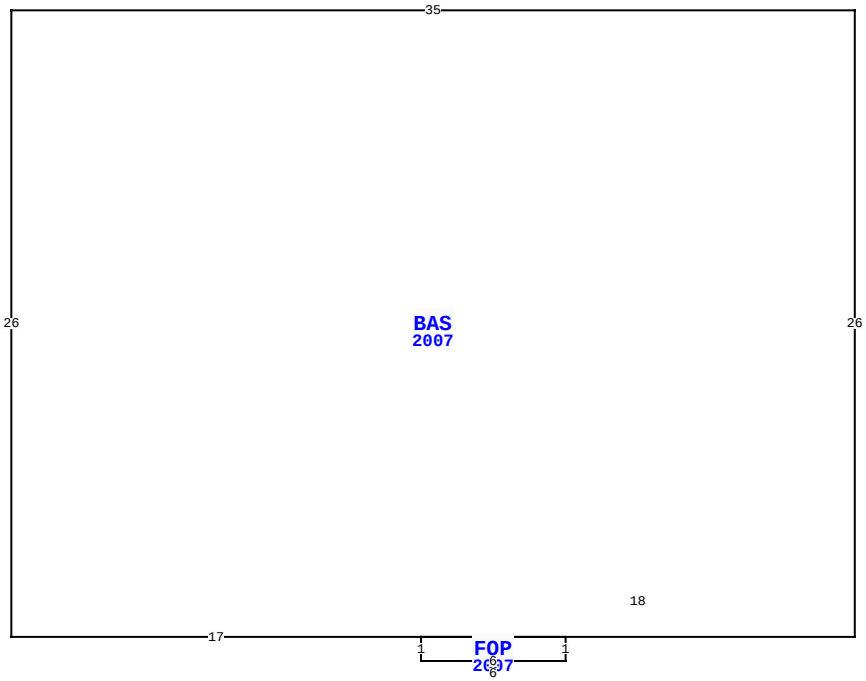
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	910	91,549
FOP	6	30	2	202
TOTALS	916		912	91,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	912	114.4800	108.76	99,189	2007	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 0 Heated Area: 910 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

95076 LOUSHELTONY RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		91,750
TOTAL MARKET OB/XF VALUE		8,447
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		220,197
SOH/AGL Deduction		135,690
ASSESSED VALUE		84,507
TOTAL EXEMPTION VALUE	HX HB DX SL	84,507
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		220,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19595	ELEC OTHER	5,633	07/01/2007
M13112	MECH OTHER	0	07/01/2007
C20043	CO ISSUED	59,664	06/01/2007
B20043	NEW CONSTR	59,664	06/01/2007
P12486	OTHER	0	06/01/2007
R10453	REPAIR/RRF	2,000	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2619/0201	2/09/2023	QC	U	I	11	100
GRANTOR: WEAVER LINDA W L/E						
GRANTEE: WEAVER LOUIS & ANTH						
2071/0979	9/08/2016	QC	U	I	11	100
GRANTOR: WEAVER LINDA W						
GRANTEE: WEAVER LOUIS ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W35 S26 E17 FOP=[YR=2007] S1 E6 N1 W6$ E18 N26$.

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	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	100	1999	1999	3	27	5,670	
2	0811	CONCRETE B	0	100	0	0	600.00	SF	5.20	5.20	100	2008	2008	3	89	2,777	

LAND DESCRIPTION

TOTAL OB/XF 8,447

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.60	AC		1.00	1.00	1.00	75,000.00	75,000.00	120,000							

REVIEW DATE 04/17/2024 BY NWA Total Acres: 1.60 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS