PT OF LOT 26 INCL PT LOTS 25 &
27 IN OR 936/1524
THE RESIDENCE PB 5/149-152

WEAVER JOHN W
8241 RESIDENCE CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0546-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

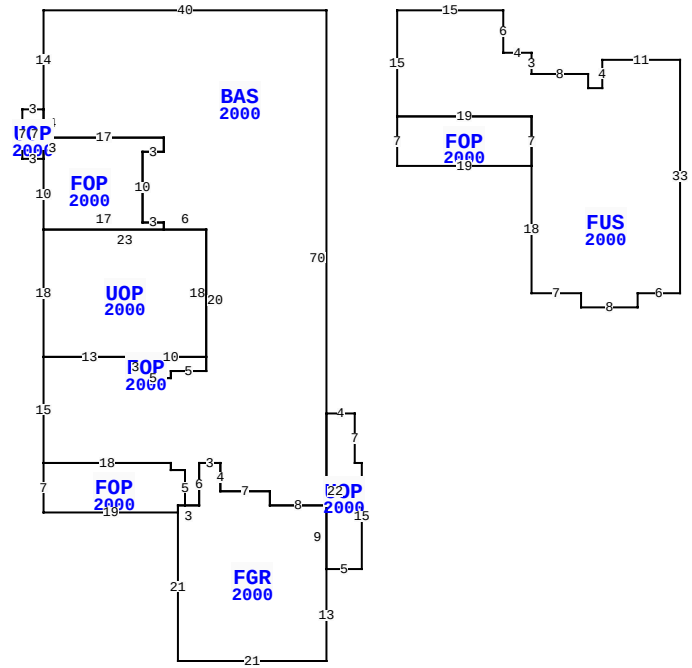
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,020	100	2000	2,020	324,769
FGR	494	55	2000	272	43,731
FOP	25	30	2000	8	1,286
FOP	133	30	2000	40	6,431
FOP	137	30	2000	41	6,592
FOP	191	30	2000	57	9,164
FUS	946	100	2000	946	152,095
UOP	21	20	2000	4	643
UOP	103	20	2000	21	3,376
UOP	414	20	2000	83	13,344
TOTALS	4,484			3,492	561,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,492	115.4370	182.39	636,906	2000	2000	0	0	0	11.85	88.15

1 SFR CUST – 100% - 2010 Heated Area: 2966 HX Base Yr 2010



8241 RESIDENCE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		561,433
TOTAL MARKET OB/XF VALUE		6,428
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,067,861
SOH/AGL Deduction		441,584
ASSESSED VALUE		626,277
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		570,555
TOTAL JUST VALUE		1,067,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		942,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906661	NEW CONSTR	135,198	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0936/1524	6/16/2000	WD	Q	I		495,900
GRANTOR: SUMMER BEACH DEVELOPM						
GRANTEE: WEAVER JOHN W & DEL						
0860/1252	12/30/1998	WD	U	V	09	280,000
GRANTOR: CITADEL LIFE & HEALTH						
GRANTEE: SUMMER BEACH DEVELO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W40 S14 UOP=[YR=2000] W3 S7 E3 FOP=[YR=2000] S10 UOP=[YR=2000] S18 E13 FOP=[YR=2000] S3 E5 N1 E5 N2 W10 $ E10 N18 W23 $ E17 N1 W3 N10 E3 N2 W17 S3 $ N7 $ S4 E17 S2 W3 S10 E3 S1 E6 S20 W5 S1 W5 N3 W13 S15 FOP=[YR=2000] S7 E19 FGR=[YR=2000] S21 E21 N13 UOP=[YR=2000] E5 N15 W1 N7 W4 S22 $ N9 W8 N2 W7 N4 W3 S6 W3 S1 $ N1 E1 N5 W2 N1 W18 $ E18 S1 E2 S5 E2 N6 E3 S4 E7 S2 E8 N70 $ PTR= E10 FUS=[YR=2000] E15 S6 E4 S3 E8 S2 E2 N4 E11 S33 W6 S2 W8 N2 W7 N18 FOP=[YR=2000] N7 W19 S7 E19 $ N7 W19 N15 $ W10 $.

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	0812	CONCRETE C	0	100	0	0	1,109.00	SF	4.00	4.00	100	2000	2000	3	77	3,416	
2	1126	CB/STC 8"	0	100	0	0	352.00	SF	8.00	8.00	100	2000	2000	3	77	2,168	
3	1242	WD DECK A	0	100	0	0	350.00	SF	10.00	10.00	100	2000	2000	3	20	700	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	48	144	

LAND DESCRIPTION

TOTAL OB/XF 6,428

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS