



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structure	03	GABLE/HIP 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		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1993	1,064	87,018
FEP	204	80	1998	163	13,330
FOP	80	30	1993	24	1,963
FOP	36	30	1998	11	900
UDG	572	55	1993	315	25,762
TOTALS	1,956			1,577	128,973

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	456.00	SF	6.50	6.50	
2	0940	SHEDS/PORT	0	0	18	7	126.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	0		RSF	2100.00	100.00	100.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,577	107.6100	107.61	169,701	1956	1976	0	0	24.00	76.00
1 SINGLE FAM - 0% - 0 Heated Area: 1064 HX Base Yr											
627 DONNIE LN, FERNANDINA BEACH											

TOTAL OB/XF											
1,645											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		128,973	
TOTAL MARKET OB/XF VALUE		1,645	
TOTAL LAND VALUE - MARKET		130,000	
TOTAL MARKET VALUE		260,618	
SOH/AGL Deduction		32,853	
ASSESSED VALUE		227,765	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		227,765	
TOTAL JUST VALUE		260,618	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		255,050	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704503	ADDITION	10,080	12/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2486/1358	8/10/2021	WD U	I	11	
GRANTOR: WALDIS ALBERT G & CHR					
GRANTEE: WALDIS FAMILY TRUST					
2268/1153	4/15/2019	WD Q	I	01	175,000
GRANTOR: MOONEY STEPHANIE L L/					
GRANTEE: WALDIS ALBERT G & C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W8 FOP=[YR=1998] N12 W3 FEP=[YR=1998] W17 S12 E17 N12 \$ S12 E3 \$ W20 S38 E18 FOP=[YR=1993] S8 E10 N8 W10 \$ E10 N38\$ PTR=E20 UDG=[YR=1993] E26 S22 W26 N22\$ W20\$.											