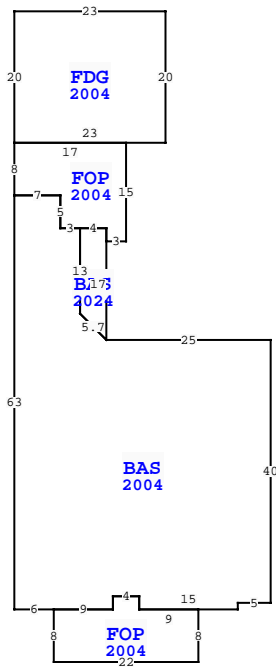


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	01
NEIGHBORHOOD/LOC		1031.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,799	100	2004
BAS	60	100	2024
FDG	460	60	2004
FOP	184	30	2004
FOP	192	30	2004
TOTALS	2,695		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,248	148.2319	234.21	526,504	2004	2009	0	0	7.00	93.00
1 SFR CUST - 100% - 2005			Heated Area: 1859			HX Base Yr 2005					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	Tax Group: 2		STANDARD
BUILDING MARKET VALUE	Tax Dist:		489,649
TOTAL MARKET OB/XF VALUE			28,224
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			767,873
SOH/AGL Deduction			414,309
ASSESSED VALUE			353,564
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			302,842
TOTAL JUST VALUE			767,873
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			697,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222187	ADDITION	0	05/17/2022
20040315	XFOB	5,000	02/24/2004
20040061	NEW CONSTR	1,000	01/15/2004
20040047	SWIM POOL	18,000	01/12/2004
20034293	NEW CONSTR	234,000	12/11/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2620/1531	2/22/2023	LE	U	I	11	100
GRANTOR: WIEHE WILLIAM C & MAR						
GRANTEE: WIEHE FAMILY TRUST						
1162/1212	8/15/2003	WD	Q	V		62,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: WIEHE WILLIAM C & M						

EXTRA FEATURES															BLD DATE		LGL DATE			
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	INC DATE	LAND DATE	AG DATE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045				
2	0810	CONCRETE A	0	100	15	4	60.00	SF	6.50	6.50	100	2004	2004	3	83	324				
3	0810	CONCRETE A	0	100	0	0	71.00	SF	6.50	6.50	100	2004	2004	3	83	383				
4	0810	CONCRETE A	0	100	0	0	750.00	SF	6.50	6.50	100	2004	2004	3	83	4,046				
5	1131	REINFR	8	0	100	13	26.00	SF	9.45	9.45	100	2004	2004	3	95	233				
6	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2004	2004	3	61	549				
7	0471	VINYL FNC	0	100	0	0	60.00	LF	32.00	32.00	100	2004	2004	3	61	1,171				
8	0861	POOL GUNIT	0	100	0	0	352.00	SF	85.00	85.00	100	2004	2004	3	32	9,574				
9	0845	KOOL DECK	0	100	0	0	513.00	SF	14.50	14.50	100	2004	2004	3	83	6,174				
10	0910	SCRN RM L	0	100	0	0	865.00	SF	15.00	15.00	100	2004	2004	3	21	2,725				
TOTALS															2,248	489,649	05/08/2025		MLU	

BUILDING NOTES														
1879 FIELD ST, FERNANDINA BEACH														

BUILDING DIMENSIONS														
BAS=[YR=2004;ORIG=-23,28] S63 E6 E9 N2 E4 S2 E15 N1 E5 N40 W25 U4L4 N13 W3 N5 W7 \$														
FDG=[YR=2004;ORIG=0,0] W23 S20 E23 N20 \$														
FOP=[YR=2004;ORIG=-23,20] S8 E7 S5 E3 E4 S2 E3 N15 W17 \$														
FOP=[YR=2004;ORIG=-17,91] S8 E22 N8 W9 N2 W4 S2 W9 \$														
BAS=[YR=2024;ORIG=-13,33] E4 S17 U4L4 N13 \$														

LAND DESCRIPTION															TOTAL OB/XF									
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	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000							