LOT 6
IN OR 1599/182
LAKEWOOD #5 PB 5/380

WEILAND THOMAS J/PAGETT-WEILAND LYNN
2345 WILL HARDEE ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-31-143C-0006-0000

BUILDING CHARACTERISTICS

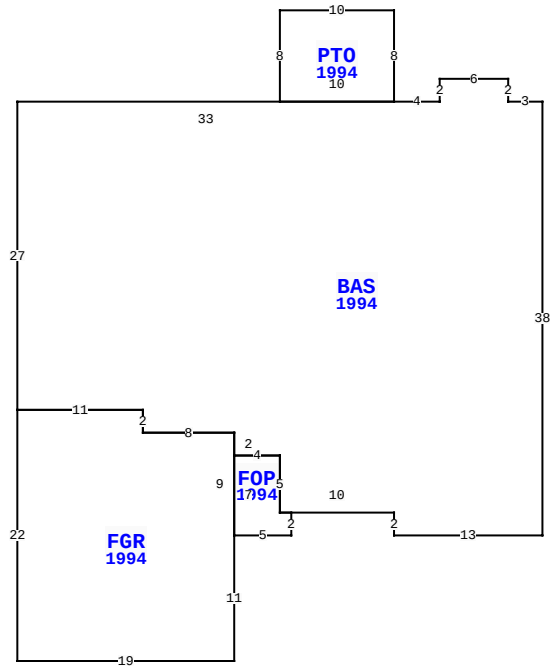
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,519	100	1994	1,519	221,191
FGR	402	55	1994	221	32,181
FOP	30	30	1994	9	1,310
PTO	80	5	1994	4	583
TOTALS	2,031			1,753	255,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,753	130.9850	172.90	303,094	1994	1994	0	0	0	15.78	84.22

1 SNGL FAM – 100% - 2019 Heated Area: 1519 HX Base Yr 2019



2345 WILL HARDEE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		255,266
TOTAL MARKET OB/XF VALUE		5,771
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		459,037
SOH/AGL Deduction		197,188
ASSESSED VALUE		261,849
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		211,127
TOTAL JUST VALUE		459,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062101	REPAIR/RRF	8,300	09/14/2006
B990592	REMODEL	3,600	06/08/1999
8069	NEW CONSTR	72,070	01/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1599/0182	12/31/2008	WD	Q	I	05	185,000
GRANTOR: KONDAUR CAPITAL CORPO						
GRANTEE: WEILAND THOMAS J &						
1593/1383	11/18/2008	WD	Q	I	05	204,400
GRANTOR: DUCK NANCY D						
GRANTEE: KONDAUR CAPITAL COR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W3 N2 W6 S2 W4 PTO=[YR=1994] N8 W10 S8 E10 $
W33 S27 FGR=[YR=1994] S22 E19 N11 FOP=[YR=1994] E5 N2 W1 N5
W4 S7 $ N9 W8 N2 W11 $ E11 S2 E8 S2 E4 S5 E10 S2 E13 N38 $.

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	0811	CONCRETE B	0	100	42	16	672.00	SF	5.20	5.20	100	1994	1994	3	66	2,306	
2	0810	CONCRETE A	0	100	16	4	64.00	SF	6.50	6.50	100	1994	1994	3	66	275	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
4	1242	WD DECK A	0	100	25	12	300.00	SF	10.00	10.00	100	1995	1995	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 5,771

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	000134	C	RES POND	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	180,000.00	198,000.00	198,000							

REVIEW DATE 05/06/2019 BY DJA Total Acres: 0.00 Total Land Value: 198,000 Market: 0 Agricultural: 0 Common: 198,000 PRINTED 07/30/2025 BY SYS