

BLOCK 12 LOT 8
IN OR 1087/962
THE PARK PB 4/28

DOUGLAS NEIL T &/MOHN LISA A
1725 LISA AVE
FERNANDINA BEACH, FL 32034-2058

2025

00-00-31-1630-0012-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	07	SPECIAL 100
Stories	2.5	2.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1040.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,010	100	1993	1,010	123,121
BAS	752	100	2016	752	91,670
DCK	235	10	2016	24	2,926
DCK	403	10	2016	40	4,876
FGR	475	55	1993	261	31,816
FUS	560	100	1993	560	68,265
UST	81	45	1993	36	4,388
TOTALS	3,516			2,683	327,063

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	748.00	SF	6.50
2	0810	CONCRETE A	0	0	0	0	1,004.00	SF	6.50
3	0810	CONCRETE A	0	0	0	0	320.00	SF	6.50
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	0	0006	R-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	2,683	111.2640	146.87	394,052	1984	1984	0	0	0 17.00	83.00
1 DUPLEX - 0% - 0 Heated Area: 2322 HX Base Yr											

1725 LISA AVE, FERNANDINA BEACH				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
748.00	SF	6.50	6.50	100	1984	1984	3	41	1,993		
1,004.00	SF	6.50	6.50	100	1995	1995	3	68	4,438		
320.00	SF	6.50	6.50	100	1997	1997	3	72	1,498		
1.00	UT	2,000.00	2,000.00	100	1984	1984	3	54	1,080		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		327,063	
TOTAL MARKET OB/XF VALUE		9,009	
TOTAL LAND VALUE - MARKET		400,000	
TOTAL MARKET VALUE		736,072	
SOH/AGL Deduction		205,751	
ASSESSED VALUE		530,321	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		530,321	
TOTAL JUST VALUE		736,072	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		719,994	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0722	Remove deck over	5,000	12/27/2023
20122445	RE-ROOF W/30YR SH	9,000	12/05/2012
20051112	FENCE	1,000	01/25/2005
2004378	RE-ROOF	3,000	11/16/2000
9002	XF0B	1,070	04/17/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1087/0962	10/15/2002	WD	Q	I		230,000	
GRANTOR:WEIGLE GLENN W							
GRANTEE:DOUGLAS NEIL T & LI							
0861/1632	1/07/1999	QC	Q	I	06	100	
GRANTOR:WEIGLE DEBRA M							
GRANTEE:WEIGLE GLENN W							

BUILDING NOTES											
BUILDING DIMENSIONS											
FGR=[YR=1993] L18 D9 D14 R7 BAS=[YR=2016] W20 S28 E28 N12											
UST=[YR=1993] E7 N15 L7 D7 S8\$ N8 L8 U8 \$ D8 R8 R12 U12											
N7 W3 U12 L6 \$ PTR= E25 BAS=[YR=1993] E20 DCK=[YR=2016]											
U14 L7 U9 R18 R6 D12 W13 S7 D4 L4 \$ R4 U4 N7 E16 S13											
DCK=[YR=2016] S6 D4 L4 S20 D3 L3 W2 S3 W15 N10 E12 N20											
U6 R6 E6\$ W6 D6 L6 S20 W28 N28\$ W25\$ PTR= N25											
FUS=[YR=1993] N28 E20 S28 W20\$ S25\$.											