

KIEHNE MICHAEL WERNER & KATHARINA CHARLOTTE
3608 VIA DEL MAR
FERNANDINA BEACH, FL 32034

00-00-31-1687-0063-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 1		2
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 2			Tax Dist:					
BUILDING MARKET VALUE					314,117			
TOTAL MARKET OB/XF VALUE					7,894			
TOTAL LAND VALUE - MARKET					350,000			
TOTAL MARKET VALUE					672,011			
SOH/AGL Deduction					263,035			
ASSESSED VALUE					408,976			
TOTAL EXEMPTION VALUE			HX HB		50,722			
BASE TAXABLE VALUE					358,254			
TOTAL JUST VALUE					672,011			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					607,514			
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
BP 4378		N/A			85,400		06/30/1987	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2229/1410		10/11/2018		WD	Q	I	02	415,000
GRANTOR: WISE RONALD R & SUSAN								
GRANTEE: KIEHNE MICHAEL WERN								
0651/0083		3/06/1992		WD	Q	I		180,000
GRANTOR: EZELL HOWARD H								
GRANTEE: WISE RONALD & SUSAN								
BUILDING NOTES								
BUILDING DIMENSIONS								
FGR=[YR=1993] W21 FST=[YR=1993] W5 FSP=[YR=2011] N8 W48 S8 BAS=[YR=1993] S25 E7 S3 E9 N3 E5 S11 E7 FOP=[YR=1993] E25 N14 W5 S9 W13 N6 W7 S11\$ N11 E7 S6 E13 N31 W2 N2 W9 S2 W37\$ E37 N2 E9 S2 E2\$S10 E5 N10\$ S10 W5 S12 E26 N22\$ PTR= E20 FUS=[YR=1993] E24 N12 E13 S36 W13 N10 W24 N14\$ W20\$.								
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
50,000								
Common: 350,000 PRINTED 07/30/2025 BY SYS								