BLOCK 26 LOTS 10 N 25 FT OF 9
IN OR 2245/1503
CITY OF FDNA BEACH

WECKBACK JEFFREY CHARLES
12833 QUAILBROOK DRIVE
JACKSONVILLE, FL 32224

2025

00-00-31-1800-0026-0100

BUILDING CHARACTERISTICS

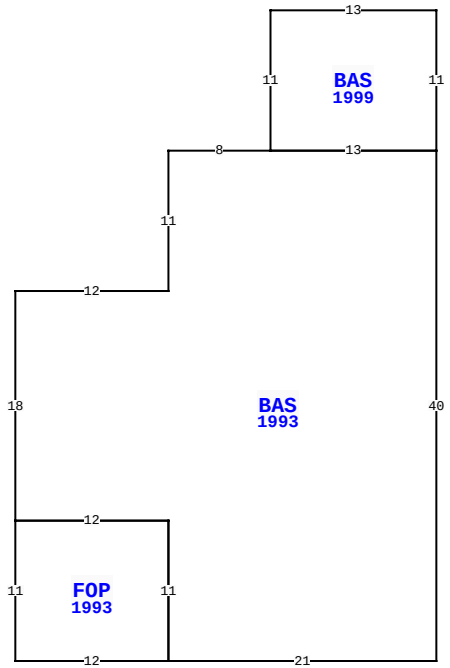
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1993	1,056	73,548
BAS	143	100	1999	143	9,960
FOP	132	30	1993	40	2,786
TOTALS	1,331			1,239	86,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,239	106.7420	106.74	132,251	1918	1950	0	0	0	34.75	65.25

1 SINGLE FAM – 0% - 0 Heated Area: 1199 HX Base Yr



221 S 5TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 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	86,294
TOTAL MARKET OB/XF VALUE	985
TOTAL LAND VALUE - MARKET	318,750
TOTAL MARKET VALUE	406,029
SOH/AGL Deduction	76,650
ASSESSED VALUE	329,379
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	329,379
TOTAL JUST VALUE	406,029
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	383,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172189	DEMO FGR	0	07/18/2017
20012194	REPAIR/RRF	0	10/09/2001
969731	REPAIR/RRF	3,500	04/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2245/1503	12/14/2018	WD	Q	I	01	210,000
GRANTOR: MCCARTHY SUSAN M &MAR						
GRANTEE: WECKBACK JEFFREY CH						
2238/1977	11/19/2018	FJ	U	I	11	0
GRANTOR: CHAMPION WALTER LEWIS						
GRANTEE: MCCARTHY SUSAN ET A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W13 S11 BAS=[YR=1993] W8 S11 W12 S18
FOP=[YR=1993] S11 E12 N11 W12 $ E12 S11 E21 N40 W13 $ E13
N11 $.

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	0810	CONCRETE A	0	0	0	0	160.00	SF	6.50	6.50	100	1951	1951	3	20	208	
2	0810	CONCRETE A	0	0	17	8	136.00	SF	6.50	6.50	100	1999	1999	3	75	663	
3	0819	CONC 12"	0	0	4	4	16.00	SF	9.50	9.50	100	1999	1999	3	75	114	

LAND DESCRIPTION

TOTAL OB/XF 985

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	000100	C	RES	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							
2	000100	C	RES	0	0006	R-2	25.00	50.00	25.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	106,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 318,750 Market: 0 Agricultural: 0 Common: 318,750 PRINTED 07/30/2025 BY SYS