

BLOCK 238 W75 FT OF E150 FT OF
S100 FT OF LOT 5
IN OR 2396/1109

WEILAND KYLE D
1309 LIME ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0238-0053



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	612	100	1993	612	71,811
FGR	370	55	1993	204	23,937
FOP	24	30	1993	7	822
FST	15	55	2016	8	938
FUS	780	100	1993	780	91,523
TOTALS	1,801			1,611	189,031

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	1242	WD DECK A	0 100	120	20	240.00	SF	10.00	10.00
2	1242	WD DECK A	0 100	3	4	12.00	SF	10.00	10.00
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
4	0810	CONCRETE A	0 100	45	15	675.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-2	75.00	100.00	75.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,611	127.6836	127.68	205,692	1987	2007	0	0	8.10	91.90
1 SINGLE FAM - 100% - 2021 Heated Area: 1392 HX Base Yr 2021											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
1309 LIME ST, FERNANDINA BEACH										05/07/2025	MLU

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
1	1242	WD DECK A	0 100	120	20	240.00	SF	10.00	10.00	100	2015	2015	3	65	1,560	
2	1242	WD DECK A	0 100	3	4	12.00	SF	10.00	10.00	100	1987	1987	3	20	24	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
4	0810	CONCRETE A	0 100	45	15	675.00	SF	6.50	6.50	100	1987	1987	3	49.5	2,172	

TOTAL OB/XF													5,856		
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			
06	R-2	75.00	100.00	75.00	FF		1.00	1.00	0.85	2,700.00	2,295.00	172,125			

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		189,031			
TOTAL MARKET OB/XF VALUE		5,856			
TOTAL LAND VALUE - MARKET		172,125			
TOTAL MARKET VALUE		367,012			
SOH/AGL Deduction		103,429			
ASSESSED VALUE		263,583			
TOTAL EXEMPTION VALUE		50,722			HX HB
BASE TAXABLE VALUE		212,861			
TOTAL JUST VALUE		367,012			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		326,969			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120849	H/AC	4,400	05/14/2012
3988	NEW CONSTR	40,000	11/18/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2561/0701	4/18/2022	QC	U	I	11	156,100
GRANTOR: WEILAND BETHANY L & K						
GRANTEE: WEILAND KYLE D						
2396/1109	9/28/2020	WD	Q	I	01	295,000
GRANTOR: TANNER HAMPTON H						
GRANTEE: WEILAND BETHANY L &						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W34 S16 FGR=[YR=1993] S20 E18 N12 FOP=[YR=1993] E5 U2 R2 U2 L2 W5 S4\$ N8 W3 N2 W5 S2 W10\$ E10 N2 E5 S2 E3 S4 E5 D2 R2 E5 U2 R2 E2 N12 FST=[YR=2016] E3 N5 W3 S5\$ N8\$ PTR= E15 FUS=[YR=1993] E20 S40 W10 N2 W10N38\$ W15\$.									