

WILCOX AMIE CHARIE
1430 LEON ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0255-0062

BUILDING CHARACTERISTICS

ELEMENTCD

CONC BLOCK 60
CB STUCCO 40

GABLE/HIP 100
COMP SHNGL 100

DRYWALL 100

LVT/LAMNT 70

CLAY TILE 30

CENTRAL 100

AIR DUCTED 100
3 100
2 100

MASONRY 100
1. 100
0 100

NONE 100

Quality Level 04

SINGLE FAMILY

MKT AREA01

NEIGHBORHOOD/LOC1007.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,12710019981,127168,735

FGR40055199822032,939

FOP92301998284,192

TOTALS1,6191,375205,867

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHTH FACT% CONDTOT ADJUNIT PRICELAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199819983802,800

20810CONCRETE A01001012120.00SF6.506.5010019981998373569

30810CONCRETE A0100520100.00SF6.506.5010019981998373475

40810CONCRETE A01001464896.00SF6.506.50100199819983734,252

50810CONCRETE A01004416.00SF6.506.501001998199837376

61242WD DECK A01001012120.00SF10.0010.0010019991999320240

70810CONCRETE A010000147.00SF6.506.5010020112011391870

LAND DESCRIPTION

L NUSE CODECLS

RES

CAP100R D0006LOC ZONER-1FRONT75.00DEPTH120.00TOT LND UTS1.00UNIT LTDT1.001.000.90225,000.00202,500.00202,500

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

0900011,375123.2868162.74223,76819982008008.0092.00

1 SNGL FAM - 100% - 2024Heated Area: 1127HX Base Yr 2024

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE205,867

TOTAL MARKET OB/XF VALUE9,282

TOTAL LAND VALUE - MARKET202,500

TOTAL MARKET VALUE417,649

SOH/AGL Deduction0

ASSESSED VALUE417,649

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE366,927

TOTAL JUST VALUE417,649

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE407,981

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMEI/RSDNSALE PRICE

2618/03492/07/2023WDQI01515,000

GRANTOR: RUBLE GARY L & DEBORA

GRANTEE: WILCOX AMIE CHARIE

2207/09176/28/2018WDQI01259,900

GRANTOR: PIERSON ERIC BRIAN &

GRANTEE: RUBLE GARY L & DEBO

BUILDING NOTES

BAS=[YR=1998] W49 S19 FGR=[YR=1998] W5 S20 E20 N10
FOP=[YR=1998] E21 N4 W17 N2 W4 S6 \$ N10 W15 \$ E15 S4 E4 S2 E30 N25 \$.

1430 LEON ST, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

03/26/2015KK

LGL DATELAND DATEAG DATE

05/08/2025MLU

REVIEW DATE07/06/2020BYDJATotal Acres: 0.00Total Land Value: 202,500Market: 0Agricultural: 0Common: 202,500PRINTED 07/30/2025 BY SYS