

SURVIVING SPOUSE'S TRUST/WIEST KATHLEEN J TRUSTEE
1725 OCEAN VILLAGE DR
FERNANDINA BEACH, FL 32034

00-SB-30-157V-0002-0000

NASSAU COUNTY PROPERTY							PAGE 1 of 1	8
VALUATION SUMMARY								
VALUATION BY						STANDARD		
Tax Group: 8						Tax Dist:		
BUILDING MARKET VALUE						528,556		
TOTAL MARKET OB/XF VALUE						10,185		
TOTAL LAND VALUE - MARKET						500,000		
TOTAL MARKET VALUE						1,038,741		
SOH/AGL Deduction						618,858		
ASSESSED VALUE						419,883		
TOTAL EXEMPTION VALUE						HX HB WX	55,722	
BASE TAXABLE VALUE						364,161		
TOTAL JUST VALUE						1,038,741		
NCON VALUE						0		
INCOME VALUE								
PREVIOUS YEAR MKT VALUE						929,659		
PERMIT NUM				DESCRIPTION		AMT		ISSUED
M12418				MECH OTHER		0		01/01/2007
B17436				ADDITION		22,176		10/31/2006
R09090				REPAIR/RRF		650		03/01/2006
B9603104				NEW CONSTR		98,470		07/01/1996
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q / U I	V / I I	RSN CD	SALE PRICE
2713/919		5/16/2024		WD	U	I	11	100
GRANTOR: WIEST KATHLEEN J								
GRANTEE: SURVIVING SPOUSE'S								
2713/511		5/16/2024		WD	U	I	11	100
GRANTOR: WIEST DONALD & KATHLE								
GRANTEE: WIEST KATHLEEN J								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=1996] W14 BAS=[YR=2007] N8 W24 S8 E24\$ W24 N8BAS=[YR=2007] N12 W23 S12 E23\$ W23 S25 FGR=[YR=1996] S25 E23 N22 W8 N3 W15\$ E15 S3 E8 S18 E15 FOP=[YR=1996] S4 E11 N4 W11\$ E11 S3 E12 N41\$. 								
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
00,000								
Common: 500,000 PRINTED 07/30/2025 BY SYS								