LOT 5
IN OR 1964/1970
RD MAINT AGRMT IN OR 573/991

4628 WHIMBREL LANE LLC
2955 ROBERT OLIVER AV
FERNANDINA BEACH, FL 32034

2026

00-00-30-0190-0005-0000

BUILDING CHARACTERISTICS

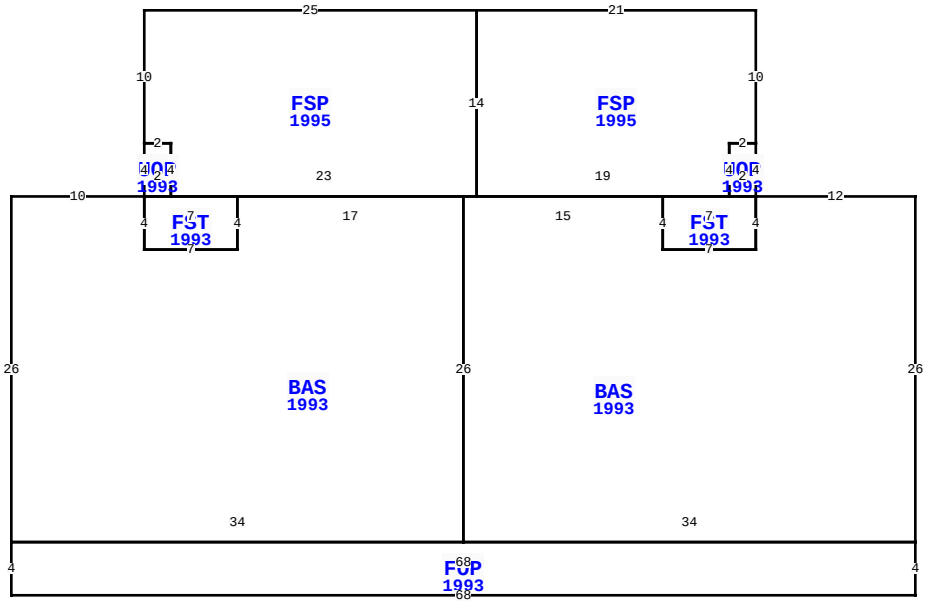
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	856	100	1993	856	103,248
BAS	856	100	1993	856	103,248
FOP	272	30	1993	82	9,890
FSP	286	40	1995	114	13,751
FSP	342	40	1995	137	16,524
FST	28	55	1993	15	1,809
FST	28	55	1993	15	1,809
UOP	8	20	1993	2	242
UOP	8	20	1993	2	242
TOTALS	2,684			2,079	250,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,079	104.8600	145.76	303,035	1972	1985	0	0	0	17.25	82.75

1 DUPLEX 0% - 0 Heated Area: 1712 HX Base Yr



4628 WHIMBREL LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	250,761
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	525,761
SOH/AGL Deduction	194,739
ASSESSED VALUE	331,022
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	331,022
TOTAL JUST VALUE	525,761
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	418,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21404	REMODEL	10,590	05/01/2008
B21420	REMODEL	50,000	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1964/1970	2/27/2015	QC	U	I	11	100
GRANTOR: RIEGLER ROBERT J & LI						
GRANTEE: 4628 WHIMBREL LANE						
1917/0317	5/15/2014	QC	U	I	11	100
GRANTOR: RIEGLER ROBERT						
GRANTEE: RIEGLER ROBERT JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 UOP=[YR=1993] N4 FSP=[YR=1995] N10 W21 FSP=[YR=1995] W25 S10 UOP=[YR=1993] S4 FST=[YR=1993] S4 E7 N4 W7$ E2 N4 W2 $ E2 S4 E23 N14 $ S14 E19 N4 E2 $ W2 S4 E2 $ FST=[YR=1993] W7 S4 E7 N4$ S4 W7 N4 W15 BAS=[YR=1993] W17 S4 W7 N4 W10 S26 FOP=[YR=1993] S4 E68 N4 W68 $ E34 N26 $ S26 E34 N26 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000800	C	MULTI-FAMILY	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS