

WEISS LANDHOLDINGS LLC
2425 SADLER RD
FERNANDINA BEACH, FL 32034

00-00-30-0600-0001-0090

NASSAU COUNTY PROPERTY VALUATION SUMMARY										PAGE 1 of 2		2			
VALUATION BY										STANDARD					
Tax Group: 2					Tax Dist:										
BUILDING MARKET VALUE										966,413					
TOTAL MARKET OB/XF VALUE										59,434					
TOTAL LAND VALUE - MARKET										506,829					
TOTAL MARKET VALUE										1,532,676					
SOH/AGL Deduction										0					
ASSESSED VALUE										1,532,676					
TOTAL EXEMPTION VALUE										0					
BASE TAXABLE VALUE										1,532,676					
TOTAL JUST VALUE										1,532,676					
NCON VALUE										0					
INCOME VALUE										0					
PREVIOUS YEAR MKT VALUE										1,492,425					
PERMIT NUM				DESCRIPTION				AMT				ISSUED			
BLDC-2023-0				WE PROPOSE TO ADD				60,000				04/16/2024			
20130141				GAS				200				01/18/2013			
20061325				DEMOLITION				0				06/12/2006			
20042328				SIGNS				1,000				12/13/2004			
B0040460				NEW CONSTR				520,000				03/10/2004			
SALES DATA															
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE							
2634/1391		4/28/2023		WD	Q	I	01	1,725,000							
GRANTOR: PLANTATION DEVELOPMEN															
GRANTEE: WEISS LANDHOLDINGS															
2634/1387		4/28/2023		WD	U	I	11	100							
GRANTOR: PLANTATION HOUDING CO															
GRANTEE: PLANTATION DEVELOPM															
BUILDING NOTES															
BUILDING DIMENSIONS															
FUS=[YR=2004;LABEL=3rd FLR- offices;ORIG=61,0] E29 S25 E5 S20 W5 S20 E2 S20 W9 S6 W22 N6 N85 \$															
FUS=[YR=2004;LABEL=Rear 2nd FLR- cofernce/ offices;ORIG=40,0] W26 S85 E19 N20 E7 N65 \$															
BAS=[YR=2004;LABEL=1st floor- lobby/kta;ORIG=-5,0] W29 S65 E22 S10 E9 N10 W2 N20 N45 \$															
FUS=[YR=2004;LABEL=Mezzanine office;ORIG=110,0] E26 S26 W26 N26 \$															
SFB=[YR=2004;ORIG=-34,85] S6 E22 N26 W22 S20 \$															
CAN=[YR=2004;ORIG=-12,91] E9 N16 W9 S16 \$															
SFB=[YR=2004;ORIG=33,85] E7 N20 W7 S20 \$															
SFB=[YR=2004;ORIG=99,85] W7 N20 E7 S20 \$															
ND LUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
006,829															
Common: 506,829															
PRINTED 07/09/2026 BY SYS															

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REVIEW DATE	12/09/2024	BY	KW	Total Acres: 0.00	Total Land Value: 506,829	Market: 0	Agricultural: 0	Common: 506,829	PRINTED 07/09/2026 BY SYS
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