

WEILAND THOMAS J/PAGETT-WEILAND LYNN
2345 WILL HARDEE ROAD
FERNANDINA BEACH, FL 32034

00-00-31-143C-0006-0000



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 90
Exterior Wall 19 COMMON BRK 10
Roof Structure 03 GABLE/HIP 100
Roof Cover 03 COMP SHNGL 100
Interior Wall 05 DRYWALL 100
Interior Floor 14 CARPET 60
Interior Floor 11 CLAY TILE 40
Air Condition 03 CENTRAL 100
Heating Type 04 AIR DUCTED 100
Bedrooms 3 100
Bathrooms 2 100

Frame Stories 02 WOOD FRAME 100
Units 1. 1. 100
Occupancy 00 NONE 100

Quality 06 Quality Level 06
DOR CODE 0100 SINGLE FAMILY
MAP NUM MKT AREA 01
NEIGHBORHOOD/LOC 1046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,519	100	1994	1,519	232,175
FGR	402	55	1994	221	33,779
FOP	30	30	1994	9	1,376
PTO	80	5	1994	4	611

TOTALS	2,031			1,753	267,942
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EXTRA FEATURES

MARKET ADJUSTMENTS

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

0900011,753130.9850182.07319,169199419940016.0583.95

1 SNGL FAM 100% - 2019Heated Area: 1519HX Base Yr 2019

A diagram of a building footprint with various rooms labeled with their abbreviations and years. The main body is labeled 'BAS 1994'. Attached to the bottom left is a smaller section labeled 'FGR 1994'. To the right of the main body is another section labeled 'FOP 1994'. At the top center is a small rectangular section labeled 'PTO 1994'. Dimensions are provided for each side of the footprint.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE267,942

TOTAL MARKET OB/XF VALUE3,120

TOTAL LAND VALUE - MARKET198,000

TOTAL MARKET VALUE469,062

SOH/AGL Deduction200,143

ASSESSED VALUE268,919

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE217,508

TOTAL JUST VALUE469,062

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE459,037

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CD SALE PRICE

1599/018212/31/2008WDQI05185,000

GRANTOR: KONDAUR CAPITAL CORPO

GRANTEE: WEILAND THOMAS J &

1593/138311/18/2008WDQI05204,400

GRANTOR: DUCK NANCY D

GRANTEE: KONDAUR CAPITAL COR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W3 N2 W6 S2 W4 PTO=[YR=1994] N8 W10 S8 E10 \$
W33 S27 FGR=[YR=1994] S22 E19 N11 FOP=[YR=1994] E5 N2 W1 N5
W4 S7 \$ N9 W8 N2 W11 \$ E11 S2 E8 S2 E4 S5 E10 S2 E13 N38 \$

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETH OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

1000134CRES POND100R-10.000.001.00LT1.001.001.10180,000.00198,000.00198,000

REVIEW DATE01/01/2023BYCD

Total Acres: 0.00Total Land Value: 198,000Market: 0Agricultural: 0Common: 198,000PRINTED 07/09/2026 BY SYS