BLOCK 12 LOT 8
IN OR 1087/962
THE PARK PB 4/28

DOUGLAS NEIL T &/MOHN LISA A
1725 LISA AVE
FERNANDINA BEACH, FL 32034-2058

2026

00-00-31-1630-0012-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	07	SPECIAL 100
Stories	2.5	2.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

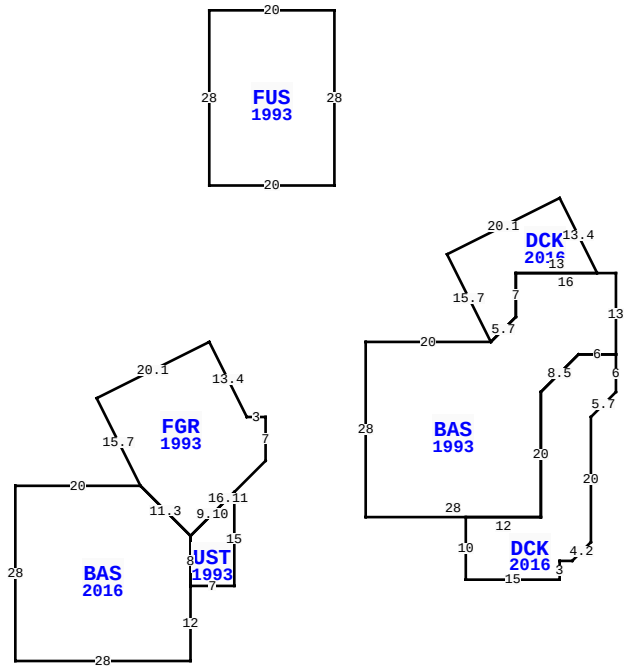
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1040.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,010	100	1993	1,010	129,261
BAS	752	100	2016	752	96,242
DCK	235	10	2016	24	3,072
DCK	403	10	2016	40	5,119
FGR	475	55	1993	261	33,403
FUS	560	100	1993	560	71,670
UST	81	45	1993	36	4,608
TOTALS	3,516			2,683	343,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,683	111.2640	154.66	414,953	1984	1984	0	0	0	17.25	82.75

1 DUPLEX 0% - 0 Heated Area: 2322 HX Base Yr



1725 LISA AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	343,374
TOTAL MARKET OB/XF VALUE	1,030
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	744,404
SOH/AGL Deduction	161,051
ASSESSED VALUE	583,353
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	583,353
TOTAL JUST VALUE	744,404
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	736,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0722	Remove deck over	5,000	12/27/2023
20122445	RE-ROOF W/30YR SH	9,000	12/05/2012
20051112	FENCE	1,000	01/25/2005
2004378	RE-ROOF	3,000	11/16/2000
9002	XFOB	1,070	04/17/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1087/0962	10/15/2002	WD	Q	I		230,000
GRANTOR: WEIGLE GLENN W						
GRANTEE: DOUGLAS NEIL T & LI						
0861/1632	1/07/1999	QC	Q	I	06	100
GRANTOR: WEIGLE DEBRA M						
GRANTEE: WEIGLE GLENN W						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] L18 D9 D14 R7 BAS=[YR=2016] W20 S28 E28 N12
UST=[YR=1993] E7 N15 L7 D7 S8$ N8 L8 U8 $ D8 R8 R12 U12
N7 W3 U12 L6 $ PTR= E25 BAS=[YR=1993] E20 DCK=[YR=2016]
U14 L7 U9 R18 R6 D12 W13 S7 D4 L4 $ R4 U4 N7 E16 S13
DCK=[YR=2016] S6 D4 L4 S20 D3 L3 W2 S3 W15 N10 E12 N20
U6 R6 E6$ W6 D6 L6 S20 W28 N28$ W25$ PTR= N25
FUS=[YR=1993] N28 E20 S28 W20$ S25$.

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
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	51.5	1,030	

LAND DESCRIPTION

TOTAL OB/XF 1,030

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	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/09/2026 BY SYS