

BLOCK 238 W75 FT OF E150 FT OF
S100 FT OF LOT 5
IN OR 2396/1109

WEILAND KYLE D
1309 LIME ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0238-0053



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	612	100	1993	612	74,995
FGR	370	55	1993	204	24,998
FOP	24	30	1993	7	857
FST	15	55	2016	8	981
FUS	780	100	1993	780	95,582

TOTALS	1,801			1,611	197,412
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	1242	WD DECK A	0	100	120	20			240.00
2	1242	WD DECK A	0	100	3	4			12.00
3	0500	FP-PRE FAB	0	100	0	0			1.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-2	75.00	100.00	75.00

REVIEW DATE	01/01/2023	BY	CD
-------------	------------	----	----

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,611	127.6836	134.07	215,987	1987	2007	0	0	8.60	91.40

1 SINGLE FAM 100% - 2021 Heated Area: 1392 HX Base Yr 2021

1309 LIME ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/07/2025 MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		197,412	
TOTAL MARKET OB/XF VALUE		3,494	
TOTAL LAND VALUE - MARKET		172,125	
TOTAL MARKET VALUE		373,031	
SOH/AGL Deduction		102,331	
ASSESSED VALUE		270,700	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		219,289	
TOTAL JUST VALUE		373,031	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		367,012	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120849	H/AC	4,400	05/14/2012
3988	NEW CONSTR	40,000	11/18/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2561/0701	4/18/2022	QC	U	I	11	156,100
GRANTOR: WEILAND BETHANY L & K						
GRANTEE: WEILAND KYLE D						
2396/1109	9/28/2020	WD	Q	I	01	295,000
GRANTOR: TANNER HAMPTON H						
GRANTEE: WEILAND BETHANY L &						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W34 S16 FGR=[YR=1993] S20 E18 N12 FOP=[YR=1993] E5 U2 R2 U2 L2 W5 S4\$ N8 W3 N2 W5 S2 W10\$ E10 N2 E5 S2 E3 S4 E5 D2 R2 E5 U2 R2 E2 N12 FST=[YR=2016] E3 N5 W3 S5\$ N8\$ PTR= E15 FUS=[YR=1993] E20 S40 W10 N2 W10N38\$ W15\$.									

TOTAL OB/XF									
3,494									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-2	75.00	100.00	75.00

Total Acres: 0.00	Total Land Value: 172,125	Market: 0	Agricultural: 0
-------------------	---------------------------	-----------	-----------------

UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
2,700.00	2,295.00	172,125							

Common: 172,125	PRINTED 07/09/2026 BY SYS
-----------------	---------------------------