BLOCK 255 W'LY 75FT OF N'LY
120FT OF LOT 6
CITY OF FDNA BEACH

WILCOX AMIE CHARIE
1430 LEON ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0255-0062

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

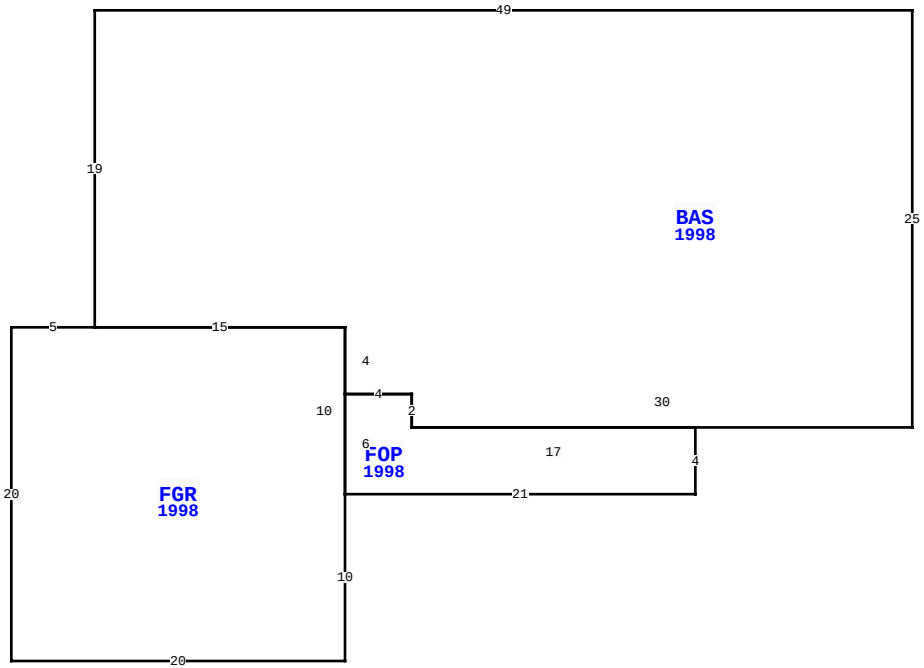
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,127	100	1998	1,127	176,718
FGR	400	55	1998	220	34,496
FOP	92	30	1998	28	4,390
TOTALS	1,619			1,375	215,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,375	123.2868	171.37	235,634	1998	2008	0	0	0	8.50	91.50

1 SNGL FAM 100% - 2024 Heated Area: 1127 HX Base Yr 2024



1430 LEON ST, FERNANDINA BEACH

BLD DATE	03/26/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		215,605
TOTAL MARKET OB/XF VALUE		3,005
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		473,610
SOH/AGL Deduction		44,684
ASSESSED VALUE		428,926
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		377,515
TOTAL JUST VALUE		473,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
983631	NEW CONSTR	0	04/23/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2618/0349	2/07/2023	WD	Q	I	01	515,000
GRANTOR: RUBLE GARY L & DEBORA						
GRANTEE: WILCOX AMIE CHARIE						
2207/0917	6/28/2018	WD	Q	I	01	259,900
GRANTOR: PIERSON ERIC BRIAN &						
GRANTEE: RUBLE GARY L & DEBO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W49 S19 FGR=[YR=1998] W5 S20 E20 N10
FOP=[YR=1998] E21 N4 W17 N2 W4 S6 $ N10 W15 $ E15 S4 E4 S2
E30 N25 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	
6	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	100	1999	1999	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 3,005

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	000100	C	RES	100	0006	R-1	75.00	120.00	1.00	LT		1.00	1.00	1.00	255,000.00	255,000.00	255,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS