

LOT 11 EX S 20' FOR R/W
IN OR 2108/1882
ALTA VISTA 2 BP 2/44

LEHMANN DANIEL F
PO BOX 16762
FERNANDINA BEACH, FL 32035

2023

00-00-31-100B-0011-0000



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	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	TYP WD 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

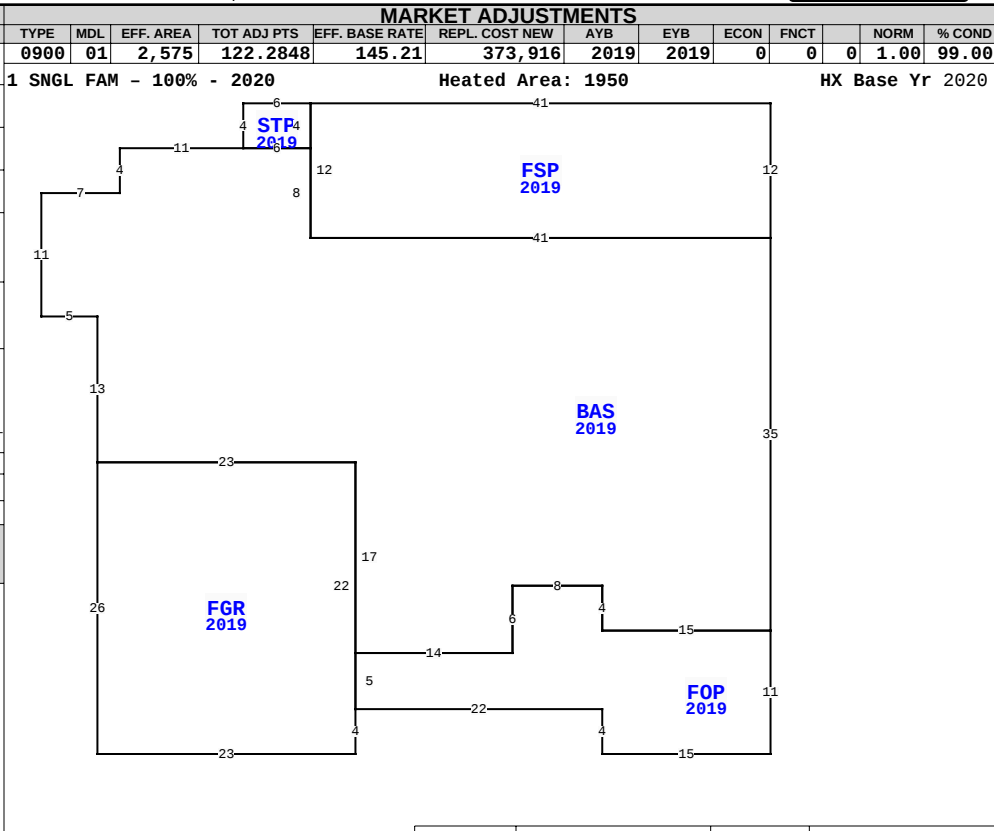
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100	1,950	280,328
FGR	598	55	329	47,296
FOP	323	30	97	13,944
FSP	492	40	197	28,320
STP	24	10	2	287

TOTALS	3,387		2,575	370,177
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	2,770.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0007	R-1	100.00	137.00	1.00



2117 ALACHUA ST, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
27,423									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		370,177	
TOTAL MARKET OB/XF VALUE		27,423	
TOTAL LAND VALUE - MARKET		191,250	
TOTAL MARKET VALUE		588,850	
SOH/AGL Deduction		170,486	
ASSESSED VALUE		418,364	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		368,364	
TOTAL JUST VALUE		588,850	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		563,103	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181458	CO ISSUED	0	03/08/2019
20181458	NEW CONSTR	273,769	05/01/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2108/1882	3/22/2017	WD	Q	V	02
GRANTOR: BONER EDWARD E & MELI					
GRANTEE: LEHMANN DANIEL F					
2026/0121	1/29/2016	WD	Q	V	01
GRANTOR: LAST FRANK JAMES III					
GRANTEE: BONER EDWARD E & ME					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2019] W41 STP=[YR=2019] W6 S4 BAS=[YR=2019] W11 S4 W7 S11 E5 S13 FGR=[YR=2019] S26 E23 N4 FOP=[YR=2019] E22 S4 E15 N11 W15 N4 W8 S6 W14 S5 \$ N22 W23\$ E23 S17 E14 N6 E8 S4 E15 N35 W41 N8 W6\$ E6 N4\$ S12 E41 N12\$.									