

VALERA CATHERINE JEAN &/LEITNER DOUGLAS AUBREY (JT
2606 1ST AVE
FERNANDINA BEACH, FL 32034

00-00-31-114B-0003-0100

NASSAU COUNTY PROPERTY						PAGE 1 of 1		2
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 2					Tax Dist:			
BUILDING MARKET VALUE					131,543			
TOTAL MARKET OB/XF VALUE					4,685			
TOTAL LAND VALUE - MARKET					200,000			
TOTAL MARKET VALUE					336,228			
SOH/AGL Deduction					186,896			
ASSESSED VALUE					149,332			
TOTAL EXEMPTION VALUE HX HB					50,000			
BASE TAXABLE VALUE					99,332			
TOTAL JUST VALUE					336,228			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					339,908			
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
B983214		REPAIR/RRF			5,591		02/20/1998	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
0877/1556		4/07/1999		WD	Q	I		140,000
GRANTOR: WHEELER JEANETTE S								
GRANTEE: VALERA CATHERINE J								
0690/1559		10/20/1993		WD	Q	I		86,000
GRANTOR: MALEY & MCCARTHY								
GRANTEE: WHEELER BENNIE & J								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=1993] W7 UOP=[YR=1993] N3 W3 N10 W12 S10 W16S3 E31\$ W31 S32 E19 UOP=[YR=1993] S3 E12S3 E7 N6 W11 FOP=[YR=1993] N4 W3 S4 E3\$ W8\$ E5 N4 E3 S4 E11 N32\$ PTR=E15 FST=[YR=1993] E29 S11 W10 FCP=[YR=1993] S19 W18 N19 E18\$ W19 N11\$ W15\$.								
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
00,000								
Common: 200,000 PRINTED 08/02/2023 BY SYS								