

LOT 3 (EX S-1 & S-2)
IN OR 2630/711
FPU ESMT PT OR 1180/1769

LOHRENGEL PETER & JULIE
2705 DOLPHIN ST 2B
FERNANDINA BEACH, FL 32034

2023

00-00-31-1177-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

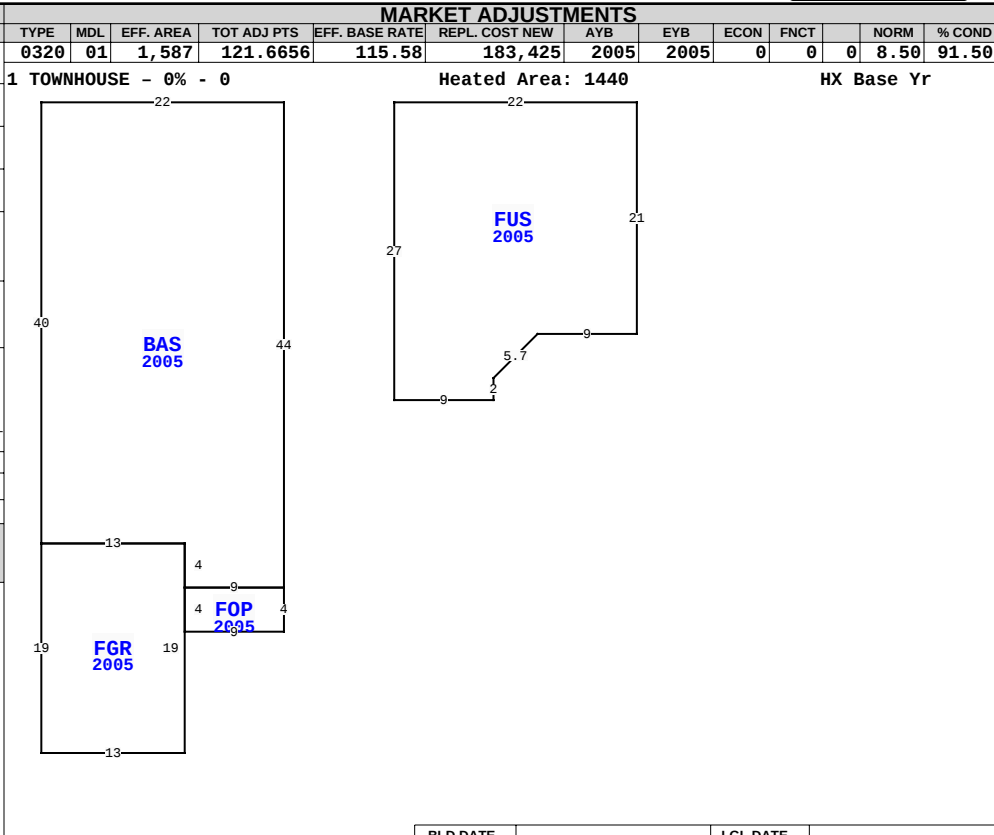
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	916	100	916	96,872
FGR	247	55	136	14,383
FOP	36	30	11	1,163
FUS	524	100	524	55,416

TOTALS	1,723		1,587	167,834
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	27	3		81.00 SF 6.50	
2	0810	CONCRETE A	0	0	66	8		528.00 SF 6.50	
3	1242	WD DECK A	0	0	3	4		12.00 SF 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	0	0006	R-3	0.00	0.00	1.00



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

TOTAL OB/XF									
									3,476

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	167,834		
TOTAL MARKET OB/XF VALUE	3,476		
TOTAL LAND VALUE - MARKET	100,000		
TOTAL MARKET VALUE	271,310		
SOH/AGL Deduction	13,597		
ASSESSED VALUE	257,713		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	257,713		
TOTAL JUST VALUE	271,310		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	283,002		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042049	NEW CONSTR	89,000	11/02/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2630/711	4/06/2023	WD	Q	I	01
GRANTOR: KNEPPER MATTHEW					SALE PRICE
GRANTEE: LOHRENGEL PETER & J					390,000
GRANTOR: KNEPPER MATTHEW BENJA					
GRANTEE: KNEPPER MATTHEW					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W22 S40 FGR=[YR=2005] S19 E13 N19 W13\$E13 S4 FOP=[YR=2005] S4 E9 N4 W9\$E9 N44\$ PTR= E10 FUS=[YR=2005] S27E9N2 U4 R4 E9N21W22 \$ W10\$.									