UNIT C
IN OR 2540/1954
PERIWINKLE COTTAGES CONDO

ZAHLER PAMELA G/ZAHLER JONATHAN A
4171 ALHAMBRA DR WEST
JACKSONVILLE, FL 32207

2023

00-00-31-164P-000C-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		1 100	1647100
Recreation	POOL	POOL 100	
Location	EXTERIOR	EXTERIOR 100	
View	OCEANVIEW	OCEANVIEW 100	
Balcony	FOP	FOP 100	
Parking	COVERED	COVERED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Oth Rooms		2 100	
Quality	03	Quality Level 03	
DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1100.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		0				2005	2007	100	100	0		

1 CONDO – 0% - 0 SQFT=1410 HX Base Yr

524 N FLETCHER AV, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	545,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	545,000
SOH/AGL Deduction	0
ASSESSED VALUE	545,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	545,000
TOTAL JUST VALUE	545,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	520,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20221028	ROOF	0	06/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2540/1954	2/22/2022	TD	U	I	11	100
GRANTOR: ZAHLER LOIS M LIVING						
GRANTEE: ZAHLER PAMELA G & J						
2058/1232	7/12/2016	WD	Q	I	02	423,900
GRANTOR: CASA DE FAMILIA LLC						
GRANTEE: LOIS M ZAHLER LIVIN						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS