

LOT 19 EX N 11 FT
IN OR 1811/1840
ALTA VISTA SEC 2 PB 2/44

LEEPER WILLIAM H & EMMA L
PO BOX 16523
FERNANDINA BEACH, FL 32035

2024

00-00-31-100B-0019-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	23 REINF CONC 90
Exterior Wall	05 AVERAGE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 70
Interior Wall	04 PLYWOOD 30
Interior Floor	14 CARPET 90
Interior Floor	11 CLAY TILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	04 REIN CONC 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
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NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,745	100	1,745	211,748
BAS	480	100	480	58,246
FBM	600	80	480	58,246
FGR	483	55	266	32,278
FOP	12	30	4	486
PTO	119	5	6	728

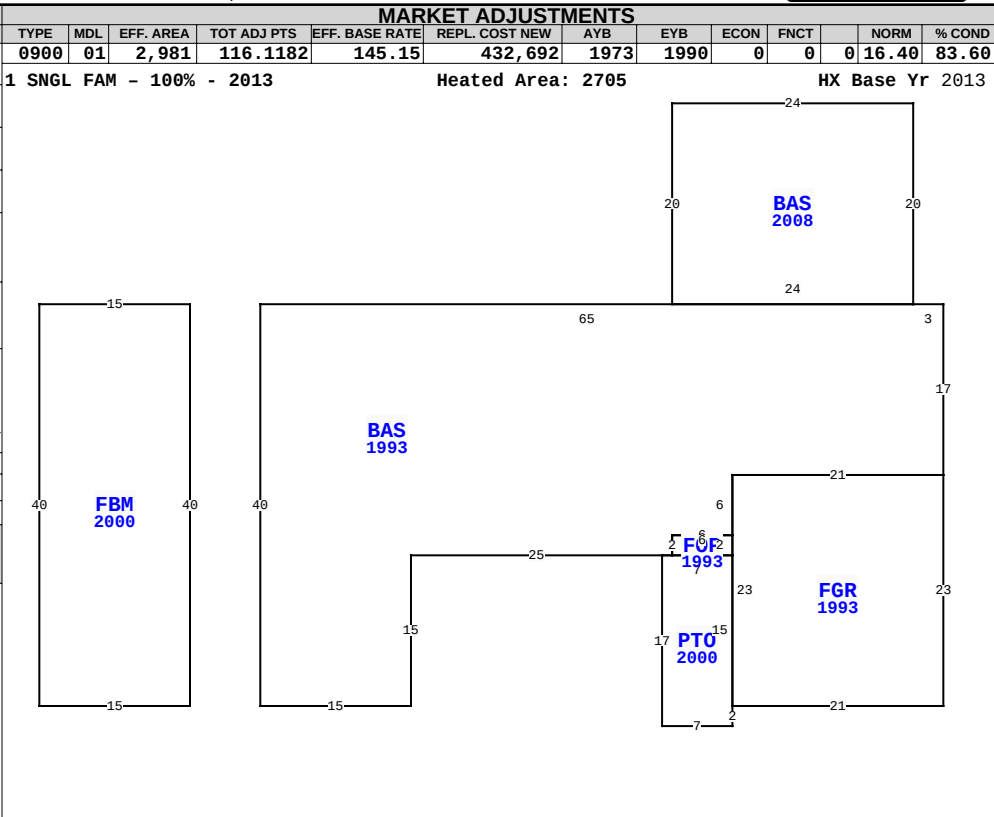
TOTALS	3,439		2,981	361,731
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EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1973	1973	3	32	640	
2	0810	CONCRETE A	0 100	0	0	1,830.00	SF	6.50	6.50	100	1973	1973	3	24	2,855	
3	1242	WD DECK A	0 100	11	21	231.00	SF	10.00	10.00	100	1973	1973	3	20	462	
4	1242	WD DECK A	0 100	7	4	28.00	SF	10.00	10.00	100	1980	1980	3	20	56	
5	0820	WOOD WALK	0 100	4	5	20.00	SF	11.75	11.75	100	1980	1980	3	40	94	
6	1241	WD DECK G	0 100	0	0	238.00	UT	11.50	11.50	100	1980	1980	3	20	547	
7	1242	WD DECK A	0 100	4	5	20.00	SF	10.00	10.00	100	1980	1980	3	20	40	
8	0300	BOAT DCK W	0 100	0	0	636.00	SF	40.00	40.00	100	1980	1980	3	20	5,088	
9	0310	AL GANG WY	0 100	0	0	22.00	LF	115.00	115.00	100	2004	2004	3	22	557	
10	0303	FLT DOCK W	0 100	8	16	128.00	SF	26.00	26.00	100	1990	1990	3	20	666	

LAND DESCRIPTION	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000130	C	SFR WATER	100			100.00	291.00	100.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	650,000							



120 N WOLFF ST, FERNANDINA BEACH	BLD DATE	LGL DATE	03/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1973	1973	3	32	640	
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TOTAL OB/XF	11,005
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1	000130	C	SFR WATER	100			100.00	291.00	100.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	650,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY		STANDARD	
VALUATION BY			
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		361,731	
TOTAL MARKET OB/XF VALUE		21,769	
TOTAL LAND VALUE - MARKET		650,000	
TOTAL MARKET VALUE		1,033,500	
SOH/AGL Deduction		426,657	
ASSESSED VALUE		606,843	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		556,843	
TOTAL JUST VALUE		1,033,500	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		767,548	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052787	REMODEL	20,000	10/04/2005
20052011	REMODEL	2,000	06/15/2005
20051999	REPAIR/RRF	3,000	06/14/2005

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20052011	REMODEL	2,000	06/15/2005
20051999	REPAIR/RRF	3,000	06/14/2005

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W3 BAS=[YR=2008] N20 W24 S20 E24\$ W65 S40 E15 N15 E25 PTO=[YR=2000] S17 E7 N2 FGR=[YR=1993] E21 N23 W21 S23 \$ N15 FOP=[YR=1993] N2 W6 S2 E6 \$ W7 \$ E1 N2 E6 N6 E21 N17 \$ PTR= W75 FBM=[YR=2000] W15 S40 E15 N40 \$ E75 \$.	

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[illegible]