

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

2024

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	96,343
FGR	247	55	136	14,304
FOP	36	30	11	1,157
FUS	524	100	524	55,113

TOTALS	1,723		1,587	166,917
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
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

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0320	01	1,587	121.6656	115.58	183,425	2005	2005	0	0
1 TOWNHOUSE - 0% - 2024									
Heated Area: 1440									
HX Base Yr									

977 CHAD ST, FERNANDINA BEACH	BLD DATE	LGL DATE	05/16/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0810	CONCRETE A	0	0	27	3		81.00	SF 6.50	100	2005	2005	3	86	453	
2	0810	CONCRETE A	0	0	66	8		528.00	SF 6.50	100	2005	2005	3	86	2,952	
3	1242	WD DECK A	0	0	3	4		12.00	SF 10.00	100	2005	2005	3	24	29	

TOTAL OB/XF										3,434						
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
1	000100	C	SFR	0	0006	R-3	0.00	0.00	1.00	UT		1.00	1.00	1.00	150,000.00	150,000.00

Total Acres: 0.00	Total Land Value: 150,000	Market: 0	Agricultural: 0	Common: 150,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		166,917	
TOTAL MARKET OB/XF VALUE		3,434	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		320,351	
SOH/AGL Deduction		0	
ASSESSED VALUE		320,351	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		320,351	
TOTAL JUST VALUE		320,351	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		271,310	

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					
GRANTEE: LOHRENGEL PETER & J					
2367/1341	6/08/2020	QC	U	I	11
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\$.									