UNIT 2B
OCEAN VIEW VILLAS CONDO
OR 1400/858

LOHRENGEL PETER & JULIE FAMILY TRUST/LOHRENGEL PET
2705 DOLPHIN ST #2B
FENANDINA BEACH, FL 32034

2024

00-00-31-156V-002B-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		2 100	1568300
Location	INTERIOR	INTERIOR 100	
View Lump Sum	STREET	STREET 100	
Desirability	2ND FLOOR	2ND FLOOR 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	U/G GARAGE	U/G GARAGE 100	
Bedrooms		3 100	
Bathrooms		3.5 100	
Oth Rooms		3 100	
Quality	04	Quality Level 04	
DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1097.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	2,128		2,128	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		2,128				2006	2006	100	100	0		

1 CONDO – 100% - 2021 HX Base Yr 2021

2705 DOLPHIN ST 2B, 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		635,500
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		635,500
SOH/AGL Deduction		238,517
ASSESSED VALUE		396,983
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		346,983
TOTAL JUST VALUE		635,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		623,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2375/1811	7/09/2020	WD	Q	I	01	525,000
GRANTOR: QUINLIVAN J MARK L/E						
GRANTEE: LOHRENGEL PETER & J						
2011/1295	10/29/2015	QC	U	I	11	100
GRANTOR: QUINLIVAN J MARK						
GRANTEE: QUINLIVAN J MARK L/						

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 12/27/2023 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS