UNIT C
PERIWINKLE COTTAGES CONDO
OR 1488/1819

ZAHLER PAMELA G LIVING TRUST/ZAHLER PAMELA G TRUST
4171 ALHAMBRA DR WEST
JACKSONVILLE, FL 32207

2024

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	1,410		1,410	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1 CONDO – 0% - 0		1,410				2005	2007	100	100	0		

HX Base Yr

524 N FLETCHER AV C, 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	556,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	556,000
SOH/AGL Deduction	0
ASSESSED VALUE	556,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	556,000
TOTAL JUST VALUE	556,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	545,000

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
2670/477	9/27/2023	SW	U	I	11	100
GRANTOR: ZAHLER PAMELA G						
GRANTEE: ZAHLER PAMELA G LIV						
2540/1954	2/22/2022	TD	U	I	11	100
GRANTOR: ZAHLER LOIS M LIVING						
GRANTEE: ZAHLER PAMELA G & J						

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