LOT 19 EX N 11 FT
ALTA VISTA SEC 2 PB 2/44

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

2025

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

BUILDING CHARACTERISTICS

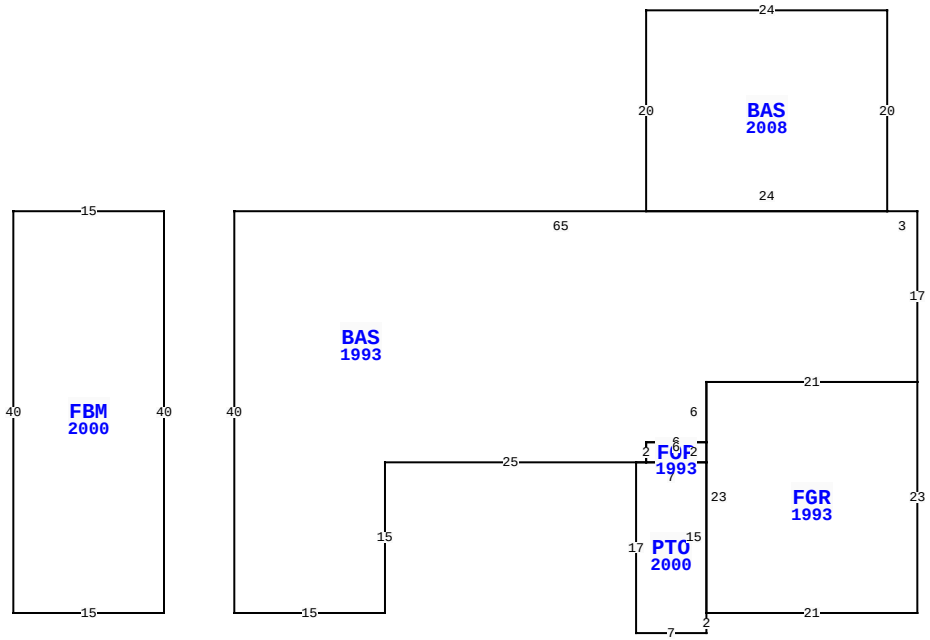
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	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
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,745	100	1993	1,745	222,324
BAS	480	100	2008	480	61,155
FBM	600	80	2000	480	61,155
FGR	483	55	1993	266	33,890
FOP	12	30	1993	4	510
PTO	119	5	2000	6	765
TOTALS	3,439			2,981	379,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,981	116.1182	153.28	456,928	1973	1990	0	0	0	16.88	83.12

1 SNGL FAM – 100% - 2013 Heated Area: 2705 HX Base Yr 2013



120 N WOLFF ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		379,799
TOTAL MARKET OB/XF VALUE		21,616
TOTAL LAND VALUE - MARKET		650,000
TOTAL MARKET VALUE		1,051,415
SOH/AGL Deduction		426,974
ASSESSED VALUE		624,441
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		573,719
TOTAL JUST VALUE		1,051,415
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,033,500

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2730/1719	6/24/2024	WD	U	I	11	100
GRANTOR: LEEPER WILLIAM H & EM						
GRANTEE: LEEPER WILLIAM JORD						
1811/1840	9/05/2012	WD	Q	I	02	675,000
GRANTOR: ANSLEY A W & MARY ALF						
GRANTEE: LEEPER WILLIAM H &						

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 $.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1973	1973	3	31.6	632	
2	0810	CONCRETE A	0	100	0	0	1,830.00	SF	6.50	6.50	100	1973	1973	3	23	2,736	
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	21	531	
10	0303	FLT DOCK W	0	100	8	16	128.00	SF	26.00	26.00	100	1990	1990	3	20	666	

TOTAL OB/XF 10,852

LAND DESCRIPTION

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
1	000131	C	RES CREEK	100			100.00	291.00	100.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	650,000							

REVIEW DATE 08/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 07/30/2025 BY SYS

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XF DATE		LAND DATE	03/18/2024 MLU
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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
11	0305	BOAT HOUS	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	1980	1980	3	100	10,000	
12	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1980	1980	3	20	300	
13	1242	WD DECK A	0	100	10	16	160.00	SF	10.00	10.00	100	1980	1980	3	20	320	
14	1242	WD DECK A	0	100	8	9	72.00	SF	10.00	10.00	100	1990	1990	3	20	144	

LAND DESCRIPTION

TOTAL OB/XF 10,764

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 08/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 07/30/2025 BY SYS