

ALEMAN ROGER & BEVERLY
10 JUNIPER COURT
FERNANDINA BEACH, FL 32034

03-6N-29-00LP-0052-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 2			
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 5		Tax Dist:						
BUILDING MARKET VALUE				1,107,960				
TOTAL MARKET OB/XF VALUE				28,222				
TOTAL LAND VALUE - MARKET				800,000				
TOTAL MARKET VALUE				1,936,182				
SOH/AGL Deduction				734,207				
ASSESSED VALUE				1,201,975				
TOTAL EXEMPTION VALUE		HX HB		50,722				
BASE TAXABLE VALUE				1,151,253				
TOTAL JUST VALUE				1,936,182				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				1,887,012				
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
B9704148		SWIM POOL		20,000		07/01/1997		
B9704058		NEW CONSTR		320,600		06/01/1997		
SALES DATA								
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2800/442		7/10/2025	WD	Q	I	01	3,000,000	
GRANTOR: HARLIN SEWELL REVOCAB								
GRANTEE: ALEMAN ROGER & BEVE								
2539/1267		1/19/2022	WD	U	I	11	100	
GRANTOR: HARLIN SEWELL C								
GRANTEE: HARLIN SEWELL C REV								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=1998] W4 N15 W13 S3 UOP=[YR=1998] W14 N1 W1 N1 W11 S1 W1 S12 E27 N11 \$ S11 FOP=[YR=1998] W36 N6 W9 S6 W1 S7 E3 S15 E7 N13 E2 N2 E12 N2 E11 S2 E11 N7 \$ S7 W11 N2 W11 S2 W12 S2 W2 S13 W7 UOP=[YR=1998] N15 W8 S5 W2 N10 W3 N6 W9 S21 E8 S5 E14 \$ W14 N5 W8 N21 W16 S14 W6 S35 E14 S4 E16 N5 E6 N10 W6 N6 E19 S13 E2 S21 FOP=[YR=1998] S9 UOP=[YR=1998] S10 E14 N7 W1 N3 W13 \$ E13 N9 W13 \$ E13 S12 E13 N3 E2 FGR=[YR=1998] E11 FST=[YR=1998] E4 N2 W4 S2 \$ N2 E10 N28 W14 S5 W7 S10 FST=[YR=1998] W2 S5 E2 N5 \$ S15 \$ N10 W2 N5 E2 N10 E7 N5 E18 N40 \$.								
ND UE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV
00,000								
Common: 800,000 PRINTED 07/30/2025 BY SYS								

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REVIEW DATE	05/12/2019	BY	KBA	Total Acres: 0.00	Total Land Value: 800,000	Market: 0	Agricultural: 0	Common: 800,000	PRINTED 07/30/2025 BY SYS
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