

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

2026

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05REINF CONC 90
AVERAGE 10

Roof Structure03GABLE/HIP 100
Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 70
Interior Wall04PLYWOOD 30

Interior Floor14CARPET 90
Interior Floor11CLAY TILE 10

Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms3100

BathroomsFrame Stories Units04REIN CONC 100
1.1.100
BUD8 Adjustme Occupancy02DIST FB 100
00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1007.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ ASUBAREA MARKET VALUE

BAS1,74510019931,745232,778

BAS480100200848064,031

FBM60080200048064,031

FGR48355199326635,483

FOP123019934534

PTO119520006800

TOTALS3,4392,981397,656

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,981116.1182161.40481,1331973199000017.3582.65

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

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/06/2026MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 2

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE397,656

TOTAL MARKET OB/XF VALUE18,847

TOTAL LAND VALUE - MARKET675,000

TOTAL MARKET VALUE1,091,503

SOH/AGL Deduction450,202

ASSESSED VALUE641,301

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE589,090

TOTAL JUST VALUE1,091,503

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE1,051,415

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE

2730/17196/24/2024WDUII11100

GRANTOR: LEEPER WILLIAM H & EM

GRANTEE: LEEPER WILLIAM JORD

1811/18409/05/2012WDQIQI02675,000

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

120 N WOLFF ST, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/06/2026MLU

LNOBX/F CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOBX/F MKT VALUENOTES

10504FP-ELECTRI0100001.00UT2,000.002,000.0010019731973331.2624

31242WD DECK A01001121231.00SF10.0010.0010019731973320462

41242WD DECK A01007428.00SF10.0010.001001980198032056

50820WOOD WALK01004520.00SF11.7511.751001980198034094

61241WD DECK G010000238.00UT11.5011.5010019801980320547

71242WD DECK A01004520.00SF10.0010.001001980198032040

80300BOAT DCK W010000636.00SF40.0040.00100198019803205,088

90310AL GANG WY01000022.00LF115.00115.0010020042004320506

100303FLT DOCK W0100816128.00SF26.0026.0010019901990320666

110305BOAT HOUS0100001.00UT10,000.0010,000.0010019801980310010,000

TOTAL OB/XF18,083

LAND DESCRIPTION

TOTAL OB/XF18,083

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000131CRES CREEK100R-1100.00291.00100.00FF1.001.001.006,750.006,750.00675,000

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 675,000Market: 0Agricultural: 0Common: 675,000PRINTED 07/09/2026 BY SYS

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