UNIT 6315
IN OR 2041/1423
FERNANDINA SHORES OR 267/354

WHITE WILLENE L LIVING TRUST/WHITE WILLENE L TRUST
631 TARPON AVE #6315
FERNANDINA BEACH, FL 32034

2023

00-00-31-1250-6315-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	CLUBHOUSE	CLUBHOUSE 100
Recreation	POOL	POOL 100
Recreation	TENNIS CT	TENNIS CT 100
Location	INTERIOR	INTERIOR 100
View Lump Sum	TYPICAL	TYPICAL 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	OPEN	OPEN 100
Bedrooms		3 100
Bathrooms		2.5 100
Oth Rooms		3 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM

MAP NUM | MKT AREA 01

NEIGHBORHOOD/LOC 1020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1250000		0				1974	1974	100	100	0		

1 CONDO – 100% - 2022 SQFT=1803 HX Base Yr 2022

631 TARPON AV, 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		421,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		421,000
SOH/AGL Deduction		0
ASSESSED VALUE		421,000
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		366,000
TOTAL JUST VALUE		421,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090880	REPAIR/RRF	2,100	07/07/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2041/1423	4/11/2016	WD	U	I	11	100
GRANTOR: WHITE FREDERICK E & W						
GRANTEE: WHITE WILLENE L LIV						
1937/1795	9/16/2014	WD	Q	I	01	185,000
GRANTOR: BAKER EDMUND JR & LIN						
GRANTEE: FREDERICK E & WILLE						

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 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS