

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		1 100	1250000
Recreation CLUBHOUSE		CLUBHOUSE 100	1 CONDO - 0% - 0
Recreation POOL		POOL 100	
Recreation TENNIS CT		TENNIS CT 100	
Location INTERIOR		INTERIOR 100	
View Lump TYPICAL		TYPICAL 100	
Balcony FOP/PATIO		FOP/PATIO 100	
Parking OPEN		OPEN 100	
Bedrooms		2 100	
Bathrooms		1.5 100	
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
						1974	1974	100	100	0	
SQFT=1178						HX Base Yr					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			345,000
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			345,000
SOH/AGL Deduction			57,504
ASSESSED VALUE			287,496
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			287,496
TOTAL JUST VALUE			345,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			338,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060513	REPAIR/RRF	1,771	03/14/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2619/1185	2/13/2023	WD	Q	I	01	460,400
GRANTOR: PERKINS JOSEPH DAVID						
GRANTEE: RAY HAMPTON COLLINS						
2272/1903	5/03/2019	WD	Q	I	01	255,000
GRANTOR: BRYAN CINDY S						
GRANTEE: PERKINS SUSAN M & J						

EXTRA FEATURES																
L N	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
631 TARPON AV, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV