UNIT 6359
FERNANDINA SHORES OR 267/354

LEONARD NINA C & ARTHUR
631 TARPON AVE #6359
FERNANDINA BEACH, FL 32034

2023

00-00-31-1250-6359-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		1 100	1250000
Recreation CLUBHOUSE		CLUBHOUSE 100	
Recreation POOL		POOL 100	
Recreation TENNIS CT		TENNIS CT 100	
Location EXTERIOR		EXTERIOR 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
		0				1974	1974	100	100	0		

1 CONDO – 0% - 0 SQFT=1178 HX Base Yr

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	345,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	345,000
SOH/AGL Deduction	42,500
ASSESSED VALUE	302,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	302,500
TOTAL JUST VALUE	345,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	338,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060468	REPAIR/RRF	1,449	03/07/2006
20052202	H/AC	2,000	07/12/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2411/1961	11/20/2020	WD	Q	I	02	288,900
GRANTOR: GFC TRUST						
GRANTEE: LEONARD NINA C & AR						
1962/1953	1/16/2015	WD	U	I	30	8,700
GRANTOR: RADNOVICH MICHAEL & M						
GRANTEE: GFC TRUST						

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