UNIT 6369
FERNANDINA SHORES OR 267/354

DEARDEN MICHELE D & JOHN C
631 TARPON AVE #6369
FERNANDINA BEACH, FL 32034

2023

00-00-31-1250-6369-0000

NASSAU COUNTY PROPERTY

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		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
1250000		0				1974	1974	100	100	0		

1 CONDO – 100% - 2022 SQFT=1178 HX Base Yr 2022

631 TARPON AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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		0
ASSESSED VALUE		345,000
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		295,000
TOTAL JUST VALUE		345,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060463	REPAIR/RRF	1,449	03/07/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2410/1262	10/28/2020	WD	Q	I	01	309,000
GRANTOR: HARBIN DENNIS & TIM T						
GRANTEE: DEARDEN MICHELE D &						
2058/1686	7/15/2016	WD	Q	I	01	125,000
GRANTOR: STANFORD GARY & GAIL						
GRANTEE: HARBIN DENNIS ET AL						

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