

LOT 228
IN OR 2195/219
GA FDNA BEACH #2 UNR

338 TARPON AVE LLC
PO BOX 15253
FERNANDINA BEACH, FL 32035

2023

00-00-31-134B-0228-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	23	REINF CONC 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

Quality	04	Quality Level 04
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	440	100	440	63,621
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FOP	432	30	130	18,797
HXB	1,848	100	1,848	267,209
HXP	56	30	17	2,458
UST	48	45	22	3,181
UST	60	45	27	3,904
TOTALS	3,324		2,924	422,792

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	45	30			1,350.00	SF 6.50	1983
2	0819	CONC 12"	0	0	5	8			40.00	SF 9.50	1982
3	1123	CB 8"	0	0	0	0			335.00	SF 9.23	1972
5	0810	CONCRETE A	0	0	0	0			263.00	SF 6.50	1983

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000800	C	MULTI-FAM	0	0006	R-2	50.00	100.00	50.00	FF	

REVIEW DATE 04/30/2018 BY DJX

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2800	11	2,924	147.2830	170.11	497,402	1972	1992	0	0	15.00	85.00
1 TRI PLEX - 0% - 0											
Heated Area: 2728											
HX Base Yr											
338 TARPON AVE, FERNANDINA BEACH											

TOTAL OB/XF											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
2											
STANDARD											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
422,792											
TOTAL MARKET OB/XF VALUE											
5,511											
TOTAL LAND VALUE - MARKET											
250,000											
TOTAL MARKET VALUE											
678,303											
SOH/AGL Deduction											
124,225											
ASSESSED VALUE											
554,078											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
554,078											
TOTAL JUST VALUE											
678,303											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
521,019											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122170	METAL ROOF	6,000	10/19/2012
20061335	NEW WATER SERVICE	1,000	06/14/2006
10251	XFOB	0	01/15/1997
5698	ADDITION	35,280	11/17/1989
5370	REMODEL	3,000	05/16/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2195/0219	5/04/2018	WD	Q	I	01	500,000
GRANTOR: POULSEN CLAIRE						
GRANTEE: 338 TARPON AVE LLC						
1870/0541	7/29/2013	WD	Q	I	02	215,000
GRANTOR: RC/DK PROPERTIES INC						
GRANTEE: POULSEN CLAIRE						

BUILDING NOTES											
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BUILDING DIMENSIONS											
APT=[YR=1993] W2 UST=[YR=1993] N3 W20 S3 FOP=[YR=1993] W12 S36 UST=[YR=1993] S4 E12 APT=[YR=1993] E22 N20 W22 S20 \$ N4 W12 \$ E12 N36 \$ E20 \$ W20 S20 E22 N20 \$ PTR= E15 HXB=[YR=1993] E34 S56 W26 HXP=[YR=1993] W8 N7 E8 S7 \$ N7 W8 N49 \$ W15 \$.											

OTHER ADJUSTMENTS AND NOTES											

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