

LOT 235
IN OR 1866/1711
GA FDNA BEACH #2 UNR

BOEHM MARK
426 A TARPON AVE
FERNANDIAN BCH, FL 32034

2023

00-00-31-134B-0235-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2											
Exterior Wall	16	WD FR STUC 50	2700	01	3,571	132.1695	157.61	562,825	1995	1999	0	0	0	11.50	88.50	VALUATION BY STANDARD										
Exterior Wall	23	REINF CONC 50	1 DUPLEX - 69.73% - 2014													Heated Area: 3081 HX Base Yr 2014										
Roof Structure	03	GABLE/HIP 100														VALUATION SUMMARY										
Roof Cover	11	SLATE 100														BUILDING MARKET VALUE 498,100										
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 15,790										
Interior Floor	12	HARDWOOD 60														TOTAL LAND VALUE - MARKET 250,000										
Interior Floor	11	CLAY TILE 40														TOTAL MARKET VALUE 763,890										
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 375,146										
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 388,744										
Bedrooms	4	100														TOTAL EXEMPTION VALUE HX HB 50,000										
Bathrooms	3	100														BASE TAXABLE VALUE 338,744										
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 763,890										
Stories	2.	2. 100														NCON VALUE 0										
Units	0	100														INCOME VALUE										
Occupancy	00	NONE 100														PREVIOUS YEAR MKT VALUE 670,895										
Quality			06	Quality Level 06																						
DOR CODE			0800 MULTI-FAMILY																							
MAP NUM															01											
NEIGHBORHOOD/LOC			1041.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
APT	966	100	966	134,742																						
HXB	2,000	100	2,000	278,970																						
HXG	760	55	418	58,305																						
HXU	130	55	72	10,043																						
SFB	144	80	115	16,041																						
TOTALS			4,000		3,571	498,100																				
EXTRA FEATURES			426 TARPON AVE, FERNANDINA BEACH																							
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									
1	0810	CONCRETE A	0	100	40	40	1,600.00	SF	6.50	6.50	100	1995	1995	3	72	7,488										
2	0810	CONCRETE A	0	100	0	0	430.00	SF	6.50	6.50	100	1995	1995	3	72	2,012										
3	1241	WD DECK G	0	100	0	0	476.00	UT	17.25	17.25	100	1995	1995	3	24	1,971										
4	1241	WD DECK G	0	100	8	30	240.00	UT	17.25	17.25	100	1995	1995	3	24	994										
5	1242	WD DECK A	0	100	6	3	18.00	SF	10.00	10.00	100	1995	1995	3	20	36										
6	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	1995	1995	3	72	126										
8	0820	WOOD WALK	0	100	9	10	90.00	SF	11.75	11.75	100	2004	2004	3	40	423										
9	0825	BRICK	0	100	10	5	50.00	SF	8.75	8.75	100	2004	2004	3	96	420										
10	0825	BRICK	0	100	11	4	44.00	SF	8.75	8.75	100	2004	2004	3	96	370										
11	0825	BRICK	0	100	0	0	137.00	SF	8.75	8.75	100	2004	2004	3	96	1,151										
LAND DESCRIPTION			TOTAL OB/XF 14,991																							
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		
1	000800	C	MULTI-FAM	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000									
REVIEW DATE 04/30/2018 BY DJX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																										

BOEHM MARK
426 A TARPON AVE
FERNANDIAN BCH, FL 32034

00-00-31-134B-0235-0000

REVIEW DATE 04/30/2018 BY DJX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS