

ROSELLE DOUGLAS R & PEGGY
524 TARPON AVE
FERNANDINA BEACH, FL 32034

00-00-31-134B-0242-0000

BUILDING CHARACTERISTICS

ELEMENT CD CONSTRUCTION

Exterior Wall 16 WD FR STUC 70
Exterior Wall 05 AVERAGE 30
Roof Structure 03 GABLE/HIP 100
Roof Cover 03 COMP SHNGL 100
Interior Wall 05 DRYWALL 100
Interior Floor 14 CARPET 70
Interior Floor 08 SHT VINYL 30
Air Condition 03 CENTRAL 100
Heating Type 04 AIR DUCTED 100
Bedrooms 4 100
Bathrooms 3 100

Frame Stories 02 WOOD FRAME 100
Units 1.5 1.5 100
0 100
BUD8 Adjustme Occupancy 02 DIST FB 100
00 NONE 100

Quality 03 Quality Level 03
DOR CODE 0100 SINGLE FAMILY
MAP NUM MKT AREA 01
NEIGHBORHOOD/LOC 1041.0100
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAL 171 15 26 2,780
BAS 884 100 884 94,529
FOP 96 30 29 3,101
FUS 676 100 676 72,288
FUS 580 100 580 62,022
STR 42 10 4 428
UGR 342 45 154 16,468
UOP 40 20 8 856
UOP 133 20 27 2,887
UST 48 45 22 2,352
TOTALS 3,012 2,410 257,712

MARKET ADJUSTMENTS

TOTAL OB/XF 4,732

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 257,712
TOTAL MARKET OB/XF VALUE 4,732
TOTAL LAND VALUE - MARKET 375,000
TOTAL MARKET VALUE 637,444
SOH/AGL Deduction 289,944
ASSESSED VALUE 347,500
TOTAL EXEMPTION VALUE HX HB 50,000
BASE TAXABLE VALUE 297,500
TOTAL JUST VALUE 637,444
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 527,907

PERMIT NUM DESCRIPTION AMT ISSUED

20182116 REMODEL 5,100 06/21/2018
20181592 REMODEL 150,000 05/10/2018
20120224 REPLACE WATER LIN 500 02/09/2012
1289 NEW BATH 1,600 11/30/1988
2273 REMODEL 1,500 11/30/1988
5096 ADDITION 24,000 11/08/1988

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

1760/0010 10/06/2011 WD Q I 02 220,000

GRANTOR:HIGGINBOTHAM WILLIAM

GRANTEE:ROSELLE DOUGLAS R &

1671/1913 4/14/2010 QC U I 11 100

GRANTOR:HIGGINBOTHAM DONNA J

GRANTEE:HIGGINBOTHAM WILLIA

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W7 BAS=[YR=1993] W26 S18 UST=[YR=1993] W6 S8 E1 UOP=[YR=1993] S8 UGR=[YR=1993] S19 E18 N19 W18 \$ E5 N8 W5 \$ E5 N8 \$ S16 E26 N34 \$ S19 E7 N19 \$ PTR= E15 FUS=[YR=1993] E26 BAL=[YR=1993] N4 E1STR=[YR=1993] N7 E6 S7W6\$ E8S19 W9 N15 \$ S26 W26 N26 \$ W15\$ PTR=S50 E15 FUS=[YR=2018] W26 S18 FOP=[YR=2018] S8 E12 N8 W12\$ E12 S8 E14 N26\$ N50 W15\$.

LAND DESCRIPTION

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

1 000100 C SFR 100 0006 R-2 75.00 100.00 75.00 FF 1.00 1.00 1.00 5,000.00 5,000.00 375,000

REVIEW DATE 06/05/2019 BY DJ Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 08/02/2023 BY SYS