

PEEPLS JOHN C
530B TARPON AVE
FERNANDINA BEACH, FL 32034

00-00-31-134B-0245-00B0

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

16WD FR STUC 100

08IRREGULAR 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 90

08SHT VINYL 10

03CENTRAL 100

04AIR DUCTED 100

3 100

2 100

02WOOD FRAME 100

2. 2. 100

0 100

00NONE 100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

04Quality Level 04

0100SINGLE FAMILY

MKT AREA01

1041.0100

BAS65710065762,390

FGR2845515614,814

FOP4230131,234

FOP4530141,329

FST5455302,849

FUS91610091686,986

PTO12056570

TOTALS

2,118

1,792

170,172

EXTRA FEATURES

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

10810CONCRETE A010000455.00SF6.506.50100199219923661,952

21241WD DECK G01008756.00UT11.5011.5010019921992320129

31241WD DECK G0100820160.00UT15.5315.5310019961996325621

40810CONCRETE A01003410340.00SF6.506.50100199919993791,746

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

1000100C SFR1000006R-225.00100.0025.00FF1.001.001.505,000.007,500.00187,500

REVIEW DATE

04/30/2018

BY

DJX

Total Acres:

0.00

Total Land Value:

187,500

Market:

0

Agricultural:

0

Common:

187,500

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND

0320011,792117.6000111.72200,202199219920015.0085.00

1 TOWNHOUSE - 100% - 2021

Heated Area: 1573

HX Base Yr 2021

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

530 TARPON AV, FERNANDINA BEACH

TOTAL OB/XF

4,448

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

170,172

TOTAL MARKET OB/XF VALUE

4,448

TOTAL LAND VALUE - MARKET

187,500

TOTAL MARKET VALUE

362,120

SOH/AGL Deduction

43,766

ASSESSED VALUE

318,354

TOTAL EXEMPTION VALUE

50,000

HX HB

BASE TAXABLE VALUE

268,354

TOTAL JUST VALUE

362,120

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

328,759

PERMIT NUM

DESCRIPTION

AMT

ISSUED

19991616EXTEND DRIVEWAY30011/15/1999

10293XF0B2,45002/06/1997

7039BNEW CONSTR92,00005/07/1992

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

1897/10491/03/2014WDQI01240,000

GRANTOR: LYNN ROBERT W SR & VI

GRANTEE: PEEPLES JOHN C

0993/06646/21/2001WDQI155,000

GRANTOR: NELSON CHRISTINE

GRANTEE: LYNN ROBERT W SR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 PTO=[YR=1993] N10 W12 S10 E12\$ W19 S40 E7
FGR=[YR=1993] S15 E13 N20 FST=[YR=1993] N6 W9 S6 E9\$ W9 N6 W4
S11\$ N11 E13 N29\$ PTR=E20 FOP=[YR=1993] E5 FUS=[YR=1993] E15
S51 W4 S2 W9 N7 FOP=[YR=1993] N6 W7 S6 E7 \$ N6 W7 N31 E5 N9 \$
S9 W5 N9 \$ W20 \$.