

LOT 250 EX S-1
IN OR 2492/1838
GA FDNA BEACH #2 UNR

QUINN FAMILY TRUST/QUINN THOMAS L TRUSTEE
624 TARPON AVE #B
FERNANDINA BEACH, FL 32034

2023

00-00-31-134B-0250-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 80		
Interior Floo	11	CLAY TILE 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
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	144	15	22	2,213
BAS	660	100	660	66,376
FGR	420	55	231	23,232
FOP	40	30	12	1,207
FOP	200	30	60	6,034
FUS	1,082	100	1,082	108,817
STR	35	10	4	402
TOTALS	2,581		2,071	208,280

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0320	01	2,071	118.9524	113.00	234,023	1998	2000		0	0	11.00	89.00	
1 TOWNHOUSE - 100% - 2019 Heated Area: 1742 HX Base Yr 2019													
624 TARPON AV, FERNANDINA BEACH													

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2	
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				208,280			
TOTAL MARKET OB/XF VALUE				5,905			
TOTAL LAND VALUE - MARKET				236,500			
TOTAL MARKET VALUE				450,685			
SOH/AGL Deduction				115,338			
ASSESSED VALUE				335,347			
TOTAL EXEMPTION VALUE				HX HB VX 55,000			
BASE TAXABLE VALUE				280,347			
TOTAL JUST VALUE				450,685			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				407,951			

EXTRA FEATURES							624 TARPON AV, FERNANDINA BEACH				INC DATE				AG DATE	
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
2	0810	CONCRETE A	0 100	18	44	792.00	SF	6.50	6.50	100	1998	1998	3	77	3,964	
3	0810	CONCRETE A	0 100	0	0	102.00	SF	6.50	6.50	100	1998	1998	3	77	511	
4	0476	VF 6 SBPL	0 100	0	0	42.00	LF	32.00	32.00	100	2013	2013	3	87	1,169	
5	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	87	261	
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