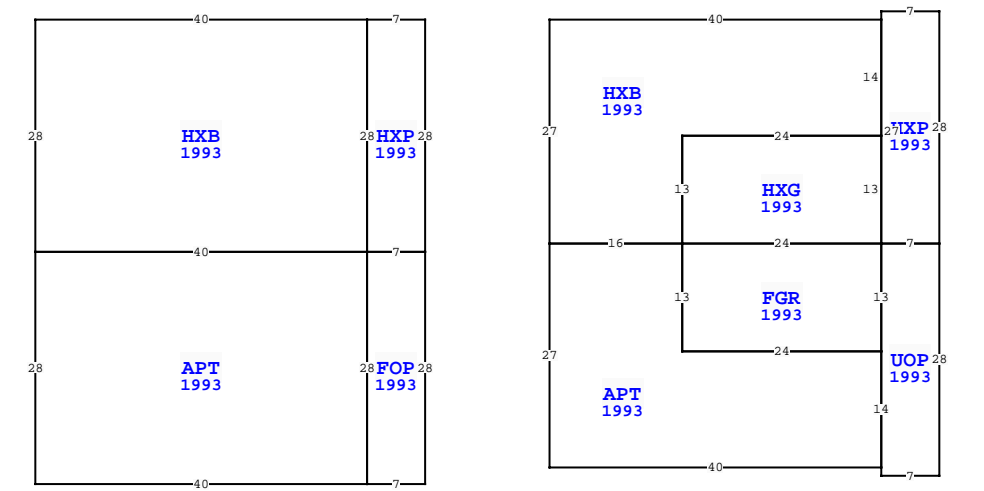


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 50
Exterior Wall	23 REINF CONC 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	07 CORK/VTILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	4 100
Frame	03 MASONRY 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	01 Quality Level 01
DOR CODE	0800MULTI-FAMILY
MAP NUM	MKT AREA 01

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2700	01	4,336	87.1200	103.89	450,467	1988	1988	0	0	40	16.38	43.62



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			196,494
TOTAL MARKET OB/XF VALUE			10,265
TOTAL LAND VALUE - MARKET			337,500
TOTAL MARKET VALUE			544,259
SOH/AGL Deduction			84,190
ASSESSED VALUE			460,069
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			460,069
TOTAL JUST VALUE			544,259
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			419,261

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	768	100	768	34,804
APT	1,120	100	1,120	50,755
FGR	312	55	172	7,794
FOP	196	30	59	2,674
HXB	768	100	768	34,804
HXB	1,120	100	1,120	50,755
HXG	312	55	172	7,794
HXP	196	30	59	2,674
HXP	196	30	59	2,674
UOP	196	20	39	1,767
TOTALS	5,184		4,336	196,494

724 TARPON AVE, FERNANDINA BEACH

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121129	RE-ROOF	10,000	06/14/2012
4650	NEW CONSTR	55,000	01/22/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2268/0216	4/11/2019	WD Q	Q	I	02	430,000
GRANTOR: EARL FRANKLIN TITCOMB						
GRANTEE: HERSEY ELMER C & LE						
1022/0278	11/30/2001	QC U	I	06		100
GRANTOR: TITCOMB EARL JR						
GRANTEE: TITCOMB EARL F JR T						

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
1	0810	CONCRETE A	0	0	0	0	1,226.00	SF	6.50	6.50	100	1988	1988	3	57	4,542	
2	0810	CONCRETE A	0	0	0	0	1,165.00	SF	6.50	6.50	100	1988	1988	3	57	4,316	
3	0810	CONCRETE A	0	0	22	5	110.00	SF	6.50	6.50	100	1988	1988	3	57	408	
4	1126	CB/STC 8"	0	0	73	3	219.00	SF	8.00	8.00	100	1988	1988	3	57	999	

BUILDING NOTES

BUILDING DIMENSIONS
HXP=[YR=1993] W7 HXB=[YR=1993] W40 S28 APT=[YR=1993] S28 E40 FOP=[YR=1993] E7 N28 W7 S28 \$ N28 W40 \$ E40 N28 \$ S28 E7 N28 \$ PTR= E15 HXB=[YR=1993] E40 HXP=[YR=1993] N1 E7 S28 UOP=[YR=1993] S28 W7 N1 APT=[YR=1993] W40 N27 E16 S13 E24 S14 \$ N14 FGR=[YR=1993] W24 N13 E24 S13 \$ N13 E7 \$ W7 HXG=[YR=1993] W24 N13 E24 S13 \$ N27 \$ S14 W24 S13 W16 N27 \$ W15 \$ .

LAND DESCRIPTION													TOTAL OB/XF												
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	000800	C	MULTI-FAM	0	0002	R-2	75.00	100.00	75.00	FF		1.00	1.00	0.90	5,000.00	4,500.00	337,500								