

LOT 1
IN OR 1167/1870
INGRAM DUNES PB 5/217

SANSBURY STEPHEN I III & PATRICIA
723 TARPON AV
FERNANDINA BEACH, FL 32034-2143

2023

00-00-31-140G-0001-0000



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 1 2														
Exterior Wall	23	REINF CONC 70	0900	01	2,011	119.2660	141.63	284,818	1989	1995	0	0	0	13.50	86.50	VALUATION BY STANDARD													
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 100% - 2007													Heated Area: 1681													
Roof Structur	03	GABLE/HIP 100														HX Base Yr 2007													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 60																											
Interior Floo	14	CARPET 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	100																											
Bathrooms	2	100																											
Frame	03	MASONRY 100																											
Stories	1.5	1.5 100																											
Units	0	100																											
BUD8 Adjustme	02	DIST FB 100																											
Occupancy	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																									
BAS	1,153	100	1,153	141,254																									
FGR	475	55	261	31,975																									
FOP	144	30	43	5,268																									
FUS	528	100	528	64,686																									
UOP	132	20	26	3,185																									
TOTALS	2,432		2,011	246,368																									
EXTRA FEATURES				723 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	36	17	612.00	SF	6.50	6.50	100	1989	1989	3	59.5	2,367													
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	1989	1989	3	59.5	290													
3	0810	CONCRETE A	0	100	9	19	171.00	SF	6.50	6.50	100	1989	1989	3	59.5	661													
4	0810	CONCRETE A	0	100	9	17	153.00	SF	6.50	6.50	100	2001	2001	3	82	815													
5	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	1995	1995	3	20	960													
6	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	2007	2007	3	35	1,008													
TOTAL OB/XF 6,101																													
LAND DESCRIPTION																													
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	000100	C	SFR	100	0006	R-2	71.00	105.00	71.00	FF		1.00	1.00	1.03	5,000.00	5,150.00	365,650												
REVIEW DATE 04/30/2018 BY DJX Total Acres: 0.00 Total Land Value: 365,650 Market: 0 Agricultural: 0 Common: 365,650 PRINTED 08/02/2023 BY SYS																													