LOT 3
IN OR 1292/671
THE ISLANDS CLUB SUB PB 4/106

PROHASKA THOMAS R
10460 COURTNEY DR
FAIRFAX, VA 22030

2023

00-00-31-142A-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

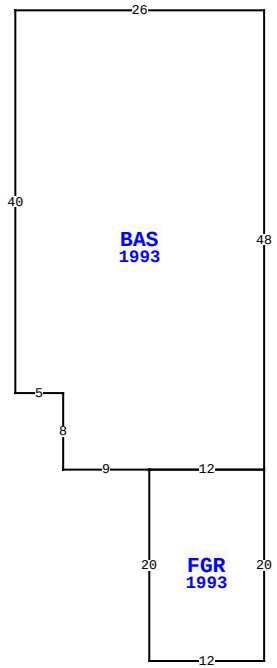
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,208	100	1,208	189,688
FGR	240	55	132	20,728
TOTALS	1,448		1,340	210,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	12	1,340	212.3368	180.49	241,857	1981	1995	0	0	0	13.00	87.00

1 SFR PATIO – 0% - 0 Heated Area: 1208 HX Base Yr



525 TARPON AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	210,416
TOTAL MARKET OB/XF VALUE	10,877
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	471,293
SOH/AGL Deduction	165,825
ASSESSED VALUE	305,468
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,468
TOTAL JUST VALUE	471,293
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	485,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122023	PAVER DRIVEWAY	0	09/28/2012
20091390	2.5 TON H/AC UNIT	3,500	10/12/2009
20041876	RE-ROOF W/25YR SH	3,000	10/15/2004
991677	VINYL SIDING	8,750	11/24/1999
10620	REPAIR/RRF	4,569	07/24/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1292/0671	2/02/2005	WD	Q	I		265,000
GRANTOR: MICKLER MICHAEL J & R						
GRANTEE: PROHASKA THOMAS R &						
1239/1502	6/22/2004	WD	Q	I		186,000
GRANTOR: ULRICH ROBERT D						
GRANTEE: MICKLER MICHAEL J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S40 E5 S8 E9 FGR=[YR=1993] S20 E12 N20 W12$ E12 N48$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	51.5	1,803	
2	0855	CONC PAVER	0	0	0	0	638.00	SF	10.00	10.00	100	2012	2012	3	94	5,997	
3	1126	CB/STC 8"	0	0	10	3	30.00	SF	8.00	8.00	100	1981	1981	3	38	91	
4	0855	CONC PAVER	0	0	46	4	184.00	SF	10.00	10.00	100	2012	2012	3	94	1,730	
5	0855	CONC PAVER	0	0	10	9	90.00	SF	10.00	10.00	100	2012	2012	3	94	846	
6	1126	CB/STC 8"	0	0	27	5	135.00	SF	8.00	8.00	100	1981	1981	3	38	410	

LAND DESCRIPTION

TOTAL OB/XF 10,877

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000165	C	SFR PATIO	0	0006	R-3	43.00	100.00	1.00	UT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 04/30/2018 BY DJX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS