LOT 6
THE ISLANDS CLUB SUB 4/106

NAGLE BETSY J REVOCABLE TRUST/COLLERAN MARY JO REV
531 TARPON AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-142A-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

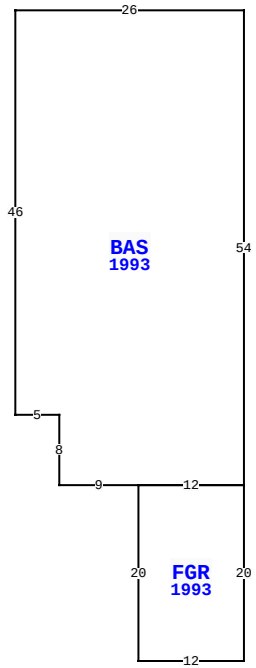
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,364	100	1,364	207,431
FGR	240	55	132	20,074
TOTALS	1,604		1,496	227,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	12	1,496	205.6524	174.80	261,501	1981	1995	0	0	0	13.00	87.00

1 SFR PATIO – 100% - 2020 Heated Area: 1364 HX Base Yr 2020



531 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		227,506
TOTAL MARKET OB/XF VALUE		4,245
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		481,751
SOH/AGL Deduction		125,596
ASSESSED VALUE		356,155
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		306,155
TOTAL JUST VALUE		481,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		501,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111962	4 WINDOWS & SLIDE	4,587	10/31/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2261/0804	12/27/2018	WD	U	I	11	100
GRANTOR: NAGLE BETSY JANE & MA						
GRANTEE: NAGLE BETSY J REVOC						
2057/1982	7/08/2016	WD	Q	I	02	294,900
GRANTOR: MORGAN DALE						
GRANTEE: NAGLE BETSY JANE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S46 E5 S8 E9 FGR=[YR=1993] S20 E12 N20 W12$ E12 N54$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	51.5	1,803	
2	0810	CONCRETE A	0	100	0	0	638.00	SF	6.50	6.50	100	1981	1981	3	38	1,576	
3	1126	CB/STC 8"	0	100	10	3	30.00	SF	8.00	8.00	100	1981	1981	3	38	91	
4	0850	PEBBLE WLK	0	100	46	4	184.00	SF	3.50	3.50	100	1981	1981	3	38	245	
5	0850	PEBBLE WLK	0	100	10	9	90.00	SF	3.50	3.50	100	1981	1981	3	38	120	
6	1126	CB/STC 8"	0	100	27	5	135.00	SF	8.00	8.00	100	1981	1981	3	38	410	

LAND DESCRIPTION

TOTAL OB/XF 4,245

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	100	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 05/11/2017 BY DJX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS