LOT 7
IN OR 515 PG 708
THE ISLANDS CLUB SUB PB 4/106

BOND JOAN B
533 TARPON AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-142A-0007-0000

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	14	CARPET 80
Interior Floo	08	SHT VINYL 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

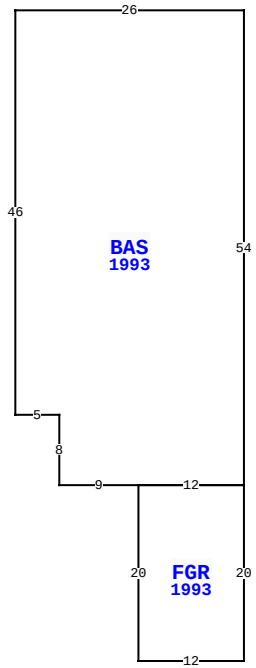
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100	1,364	195,897
FGR	240	55	132	18,958
TOTALS	1,604		1,496	214,855

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	194.2080	165.08	246,960	1981	1995	0	0	0	13.00	87.00

1 SFR PATIO – 100% - 1988 Heated Area: 1364 HX Base Yr 1988



533 TARPON AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		214,855
TOTAL MARKET OB/XF VALUE		5,296
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		470,151
SOH/AGL Deduction		372,070
ASSESSED VALUE		98,081
TOTAL EXEMPTION VALUE	HX HB WX SX	98,081
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		470,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		487,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101145	3 TON H/AC ONLY	3,300	07/14/2010
20080551	REPIPE H/C WATER	2,000	04/03/2008
20042106	INSTALL VINYL SID	5,000	11/10/2004
20041428	REROOF W/30YR ARC	4,000	08/09/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0515/0708	4/20/1987	WD	Q	I		63,500
GRANTOR: BONDED INV & REALTY						
GRANTEE: BOND EDWARD & JOAN						
0395/0717	8/01/1983	MS	U	I		100
GRANTOR:						
GRANTEE:						

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	1243	WD DECK F	0	100	26	7	182.00	SF	8.00	8.00	100	2000	2000	3	20	291	
7	0351	CARPORT MT	0	100	26	7	182.00	SF	5.50	5.50	100	2000	2000	3	20	200	
8	0351	CARPORT MT	0	100	10	9	90.00	SF	5.50	5.50	100	2000	2000	3	20	99	
9	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2004	2004	3	24	461	
10	1126	CB/STC 8"	0	100	27	5	135.00	SF	8.00	8.00	100	1981	1981	3	38	410	

TOTAL OB/XF 5,296

LAND DESCRIPTION

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 08/18/2017 BY DJX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS