LOT 10
IN OR 1745/1355
THE ISLANDS CLUB SUB PB 4/106

GRANT LAURA
539 TARPON AV
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-142A-0010-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

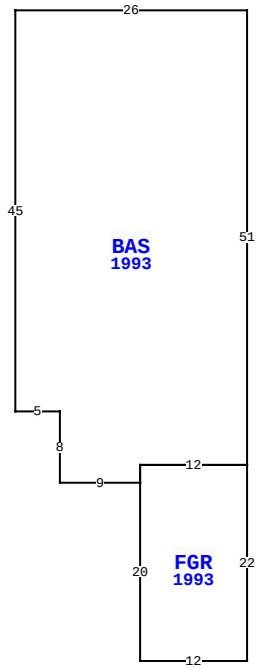
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 | 1,314 | 100 | 1,314 | 202,874 |
| FGR | 264 | 55 | 145 | 22,387 |
| TOTALS | 1,578 | | 1,459 | 225,261 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0300 | 12 | 1,459 | 209.9874 | 178.49 | 260,417 | 1981 | 1995 | 0 | 0 | 0 | 13.50 | 86.50 |

1 SFR PATIO – 100% - 2012 Heated Area: 1314 HX Base Yr 2012




539 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 | | 225,261 |
| TOTAL MARKET OB/XF VALUE | | 4,816 |
| TOTAL LAND VALUE - MARKET | | 250,000 |
| TOTAL MARKET VALUE | | 480,077 |
| SOH/AGL Deduction | | 293,723 |
| ASSESSED VALUE | | 186,354 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 136,354 |
| TOTAL JUST VALUE | | 480,077 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 499,932 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20112261 | 7 WINDOWS & 3 DOO | 17,022 | 12/21/2011 |
| 20111935 | WOOD FENCE | 0 | 10/26/2011 |
| 20111387 | 3 TON HV/AC UNIT | 7,700 | 08/16/2011 |
| 20072004 | REROOF W/25YR SHN | 2,000 | 10/24/2007 |
| 20032995 | SHINGLE REROOF | 2,000 | 04/23/2003 |
| 8358 | XFOB | 2,135 | 05/31/1994 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1745/1355 | 7/01/2011 | WD | U | I | 30 | 200,000 |
| GRANTOR: GRANT BARBARA J | | | | | | |
| GRANTEE: GRANT LAURA | | | | | | |
| 1704/1988 | 10/01/2010 | PR | U | I | 19 | 100 |
| GRANTOR: GRANT BARBARA J P/R | | | | | | |
| GRANTEE: GRANT BARBARA J | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W26 S45 E5 S8 E9 FGR=[YR=1993] S20 E12 N22 W12 S2$ N2 E12 N51$.

### 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 | 1241 | WD DECK G | 0 | 100 | 0 | 0 | 216.00 | UT | 11.50 | 11.50 | 100 | 1994 | 1994 | 3 | 23 | 571 | |
| 5 | 0850 | PEBBLE WLK | 0 | 100 | 46 | 4 | 184.00 | SF | 3.50 | 3.50 | 100 | 1981 | 1981 | 3 | 38 | 245 | |
| 6 | 0850 | PEBBLE WLK | 0 | 100 | 10 | 9 | 90.00 | SF | 3.50 | 3.50 | 100 | 1981 | 1981 | 3 | 38 | 120 | |
| 7 | 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 4,816

| 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