LOT 2
NORTH POINTE PB 5/27

JARMUSZ LINDA M & DAVID
PO BOX 456
FERNANDINA BEACH, FL 32034

2023

00-00-31-1470-0002-0000

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	07	SPECIAL 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	02	Quality Level 02

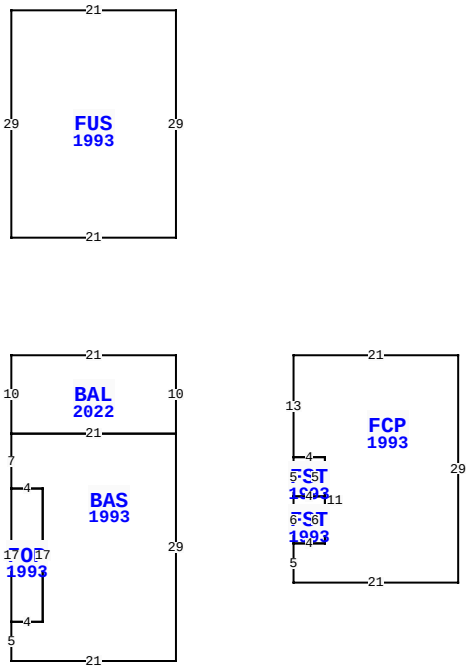
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	210	15	32	5,174
BAS	541	100	541	87,475
FCP	565	25	141	22,798
FOP	68	30	20	3,234
FST	20	55	11	1,778
FST	24	55	13	2,102
FUS	609	100	609	98,470
TOTALS	2,037		1,367	221,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,367	190.1640	180.66	246,962	1982	2000	0	0	0	10.50	89.50

1 TOWNHOUSE – 0% - 0 Heated Area: 1150 HX Base Yr



925 TARPON AV, 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	221,031
TOTAL MARKET OB/XF VALUE	569
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	371,600
SOH/AGL Deduction	104,533
ASSESSED VALUE	267,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,067
TOTAL JUST VALUE	371,600
NCON VALUE	5,174
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042277	2 MAIN DISCONNECT	3,000	12/06/2004
20040488	FRONT BEAM REPLAC	3,000	03/15/2004
20040221	REPAIR DETER.BEAM	0	02/09/2004
20033731	REPLACE DECKING	1,000	08/22/2003
20011138	REROOF	0	05/16/2001
2004199	2-400 AMP DISCONN	0	10/19/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2417/1394	12/15/2020	WD	Q	I	01	305,000
GRANTOR: BOTTORFF ANDREW J						
GRANTEE: JARMUSZ LINDA M & D						
2312/0828	10/15/2019	WD	Q	I	01	271,000
GRANTOR: LANGLOIS JOSEPH R D J						
GRANTEE: BOTTORFF ANDREW J						

BUILDING NOTES

BUILDING DIMENSIONS

BAL=[YR=2022] W21 S10 BAS=[YR=1993] S7 FOP=[YR=1993] S17 E4 N17 W4 $ E4 S17 W4 S5 E21 N29 W21$ E21 N10$ PTR= E15 FCP=[YR=1993] E21 S29 W21N5 FST=[YR=1993] E4 N6 FST=[YR=1993] N5 W4S5 E4 $ W4 S6 $ E4 N11 W4 N13 $ W15 $ PTR= N15 FUS=[YR=1993] N29 W21 S29 E21 $ S15 $.

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	0810	CONCRETE A	0	0	0	0	200.00	SF	6.50	6.50	100	1982	1982	3	41	533	
3	1242	WD DECK A	0	0	3	4	12.00	SF	12.50	12.50	100	2004	2004	3	24	36	

LAND DESCRIPTION

TOTAL OB/XF 569

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	000100	C	SFR	0	0006	R-2	0.00	0.00	1.00	UT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 12/09/2022 BY TWA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS