LOT 3
NORTH POINTE PB 5/27

RAJENDER RAO
925 TARPON AVE #3
FERNANDINA BEACH, FL 32034

2023

00-00-31-1470-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

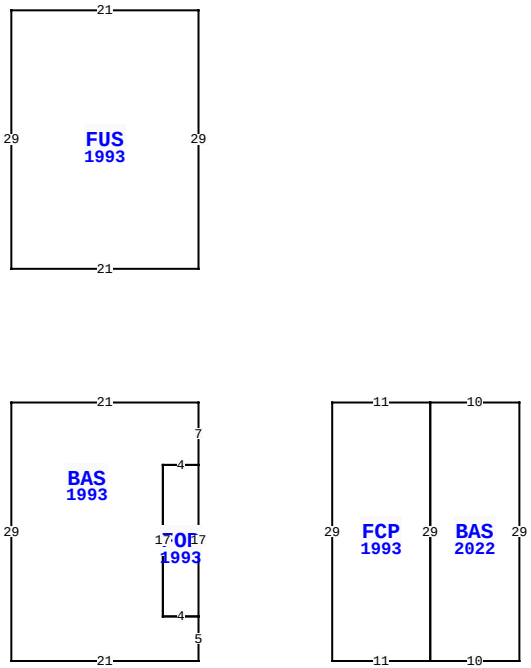
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	07	SPECIAL 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06
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
BAS	541	100	541	126,817
BAS	290	100	290	67,979
FCP	319	25	80	18,753
FOP	68	30	20	4,688
FUS	609	100	609	142,757
TOTALS	1,827		1,540	360,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,540	247.9926	235.59	362,809	1982	2020	0	0	0	0.50	99.50

1 TOWNHOUSE – 100% - 2023 Heated Area: 1440 HX Base Yr 2023



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		360,995
TOTAL MARKET OB/XF VALUE		1,295
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		512,290
SOH/AGL Deduction		0
ASSESSED VALUE		512,290
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		462,290
TOTAL JUST VALUE		512,290
NCON VALUE		67,980
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152665	KITBATHRE	19,495	11/13/2015
R0040489	REPAIR/RRF	0	03/15/2004
20040221	REPAIR/RRF	0	02/09/2004
20011076	REROOF	2,000	05/14/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2563/0977	5/17/2022	WD	Q	I	01	567,000
GRANTOR: WILDES JAMES L JR & M						
GRANTEE: RAO RAJENDER						
1871/1090	7/19/2013	WD	Q	I	02	142,000
GRANTOR: HEGGENSTALLER BRUCE W						
GRANTEE: WILDES JAMES L JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 S29 E21 N5 FOP=[YR=1993] N17 W4 S17 E4 $ W4 N17 E4 N7 $ PTR= E15 FCP=[YR=1993] E11 BAS=[YR=2022] E10 S29 W10 N29$ S29 W11 N29$ 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	100	29	10	290.00	SF	6.50	6.50	100	1982	1982	3	41	773	
2	1242	WD DECK A	0	100	0	0	173.00	SF	13.50	13.50	100	2002	2002	3	21	490	
3	1242	WD DECK A	0	100	3	4	12.00	SF	12.50	12.50	100	2002	2002	3	21	32	

LAND DESCRIPTION

TOTAL OB/XF 1,295

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	100	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