LOT 10
IN OR 2145/1895
NORTH POINTE PB 5/27

DILEO FRANK
925 TARPON AVE #10
FERNANDINA BEACH, FL 32034

2023

00-00-31-1470-0010-0000

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		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

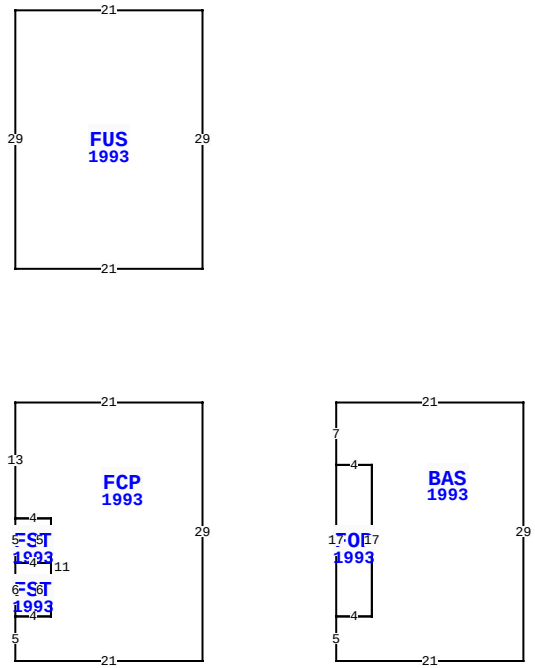
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	541	100	541	85,950
FCP	565	25	141	22,401
FOP	68	30	20	3,177
FST	20	55	11	1,748
FST	24	55	13	2,066
FUS	609	100	609	96,753
TOTALS	1,827		1,335	212,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,335	186.8568	177.51	236,976	1982	2000	0	0	0	10.50	89.50

1 TOWNHOUSE - 100% - 2019 Heated Area: 1150 HX Base Yr 2019



925 TARPON AV, FERNANDINA BEACH

BLD DATE	04/01/2014 KK	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		212,094
TOTAL MARKET OB/XF VALUE		3,494
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		365,588
SOH/AGL Deduction		213,334
ASSESSED VALUE		152,254
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,254
TOTAL JUST VALUE		365,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071827	REPAIR/RRF	3,700	09/26/2007
20053239	REPAIR/RRF	3,000	12/27/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2145/1895	9/18/2017	CT	U	I	18	145,100
GRANTOR: CLERK OF COURT						
GRANTEE: DILEO FRANK						
0789/0528	4/03/1997	WD	U	I	06	14,500
GRANTOR: STAFFORD MARGUERITE S						
GRANTEE: STAFFORD MARTIN J						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W21 S13 FST=[YR=1993] S5 FST=[YR=1993] S6 E4 N6 W4 $ E4 N5 W4 $ E4 S11 W4 S5 E21 N29 $ PTR= E15 BAS=[YR=1993] E21 S29 W21 N5 FOP=[YR=1993] E4 N17 W4 S17 $ E4 N17 W4 N7 $ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	54	1,890	
2	0810	CONCRETE A	0	100	22	22	484.00	SF	6.50	6.50	100	1982	1982	3	41	1,290	
3	1242	WD DECK A	0	100	5	21	105.00	SF	13.50	13.50	100	1982	1982	3	20	284	
4	1242	WD DECK A	0	100	3	4	12.00	SF	12.50	12.50	100	1982	1982	3	20	30	

LAND DESCRIPTION

TOTAL OB/XF 3,494

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 11/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS