LOT 13
NORTH POINTE PB 5/27

SANDUSKY CHARLES E & CAROL S
925 TARPON AVE #13
FERNANDINA BEACH, FL 32034

2023

00-00-31-1470-0013-0000

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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
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

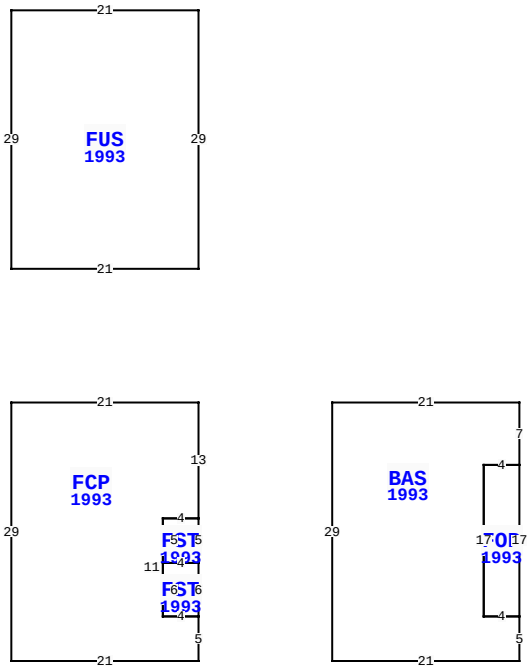
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	541	100	541	86,864
FCP	565	25	141	22,639
FOP	68	30	20	3,211
FST	20	55	11	1,766
FST	24	55	13	2,087
FUS	609	100	609	97,783
TOTALS	1,827		1,335	214,352

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	188.8411	179.40	239,499	1982	2000	0	0	0	10.50	89.50

1 TOWNHOUSE – 100% - 2020 Heated Area: 1150 HX Base Yr 2020



925 TARPON AV, FERNANDINA BEACH

BLD DATE	03/26/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		214,352
TOTAL MARKET OB/XF VALUE		1,193
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		365,545
SOH/AGL Deduction		142,611
ASSESSED VALUE		222,934
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		172,934
TOTAL JUST VALUE		365,545
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052679	XFOB	2,000	09/20/2005
20040216	REPAIR/RRF	2,000	02/09/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2263/0107	3/20/2019	WD	Q	I	01	270,000
GRANTOR: LEWIS RITCHIE N SR &						
GRANTEE: SANDUSKY CHARLES E						
2109/1671	3/27/2017	PR	U	I	19	170,000
GRANTOR: MILLS JOHN A JR & DEL						
GRANTEE: LEWIS RITCHIE N SR						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W21 S29 E21 N5 FST=[YR=1993] N6 FST=[YR=1993] N5 W4 S5 E4 $ W4 S6 E4 $ W4 N11 E4 N13 $ PTR= E15 BAS=[YR=1993] E21 S7 FOP=[YR=1993] W4 S17 E4 N17 $ W4 S17 E4 S5 W21 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	11	28	308.00	SF	6.50	6.50	100	1982	1982	3	41	821	
2	1242	WD DECK A	0	100	5	21	105.00	SF	13.50	13.50	100	1982	1982	3	20	284	
3	1242	WD DECK A	0	100	3	4	12.00	SF	12.50	12.50	100	1982	1982	3	20	30	
4	1243	WD DECK F	0	100	3	12	36.00	SF	8.00	8.00	100	1998	1998	3	20	58	

LAND DESCRIPTION

TOTAL OB/XF 1,193

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