LOT 17
IN OR 682/272
NORTH POINTE PB 5/27

BELLINGER JOSEPH N JR & BRENDA
925 TARPON AVE #17
FERNANDINA BEACH, FL 32034

2023

00-00-31-1470-0017-0000

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 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	02	Quality Level 02

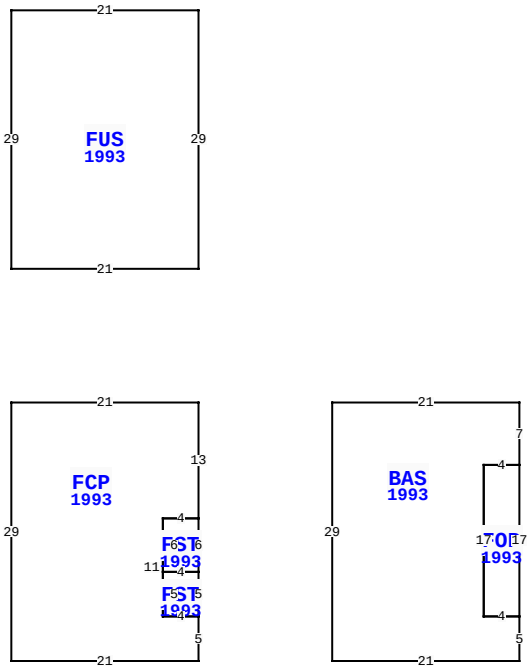
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	541	100	541	89,146
FCP	565	25	141	23,234
FOP	68	30	20	3,295
FST	20	55	11	1,812
FST	24	55	13	2,142
FUS	609	100	609	100,350
TOTALS	1,827		1,335	219,979

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	193.8019	184.11	245,787	1983	2000	0	0	0	10.50	89.50

1 TOWNHOUSE – 100% - 2003 Heated Area: 1150 HX Base Yr 2003



925 TARPON AV, FERNANDINA BEACH

BLD DATE		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		219,979
TOTAL MARKET OB/XF VALUE		4,873
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		374,852
SOH/AGL Deduction		236,114
ASSESSED VALUE		138,738
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,738
TOTAL JUST VALUE		374,852
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091622	REPLACE DECK	3,250	12/01/2009
20062355	REPLACE BEAM	0	07/11/2006
20011440	RE-ROOF W/SHINGLS	2,000	06/26/2001
20011173	MECHANICAL REPAIR	0	05/22/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0682/0272	6/03/1993	WD	Q	I		52,500
GRANTOR: ZABOREK FRANK & P						
GRANTEE: BELLINGER JOSEPH JR						
0634/0528	8/23/1991	WD	Q	I		52,500
GRANTOR: COUCH CHARLES A						
GRANTEE: ZABOREK E FRANK & P						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W21 S29 E21 N5 FST=[YR=1993] N5 FST=[YR=1993] N6 W4 S6 E4 $ W4 S5 E4 $ W4 N11 E4 N13 $ PTR= E15 BAS=[YR=1993] E21 S7 FOP=[YR=1993] S17 W4 N17 E4 $ 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	10	25	250.00	SF	6.50	6.50	100	1983	1983	3	44	715	
2	0810	CONCRETE A	0	100	11	37	407.00	SF	6.50	6.50	100	1983	1983	3	44	1,164	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960	
4	1242	WD DECK A	0	100	0	0	159.00	SF	13.50	13.50	100	2009	2009	3	45	966	
5	1242	WD DECK A	0	100	4	3	12.00	SF	12.50	12.50	100	2009	2009	3	45	68	

LAND DESCRIPTION

TOTAL OB/XF 4,873

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 08/18/2017 BY DJX Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS