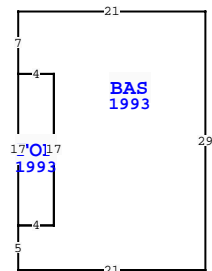
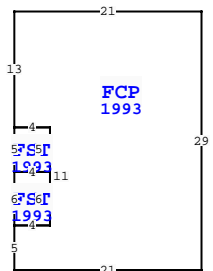
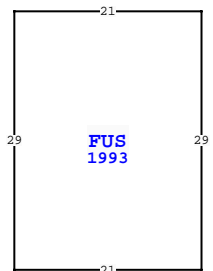


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	07	SPECIAL 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	TOWNHOUSE	- 0%	- 0									Heated Area: 1150	HX Base Yr



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

925 TARPON AV, FERNANDINA BEACH

BLD DATE	03/25/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

L N	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	11	27	297.00	SF	6.50	6.50	100	1983	1983	3	44	849	
2	1242	WD DECK A	0	0	5	21	105.00	SF	13.50	13.50	100	1983	1983	3	20	284	
3	1242	WD DECK A	0	0	3	4	12.00	SF	12.50	12.50	100	1983	1983	3	20	30	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			212,094
TOTAL MARKET OB/XF VALUE			1,163
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			363,257
SOH/AGL Deduction			115,889
ASSESSED VALUE			247,368
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			247,368
TOTAL JUST VALUE			363,257
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			287,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101125	REPAIR/RRF	3,950	07/12/2010
20061642	REPAIR/RRF	2,150	07/12/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/1903	3/09/2023	WD	Q	I	01	415,000
GRANTOR: DUCHEN RICHARD L & JE						
GRANTEE: FERNANDEZ JEFFREY J						
1084/1381	10/03/2002	WD	Q	I		130,000
GRANTOR: PETTINGILL MICHAEL R						
GRANTEE: DUCHEN RICHARD L &						

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 \$.	