LOT 28
IN OR 562 PG 736
NORTH POINTE PB 5/27

LEMACKS STANLEY R
925 TARPON AVE # 28
FERNANDINA BEACH, FL 32034

2023

00-00-31-1470-0028-0000

BUILDING CHARACTERISTICS

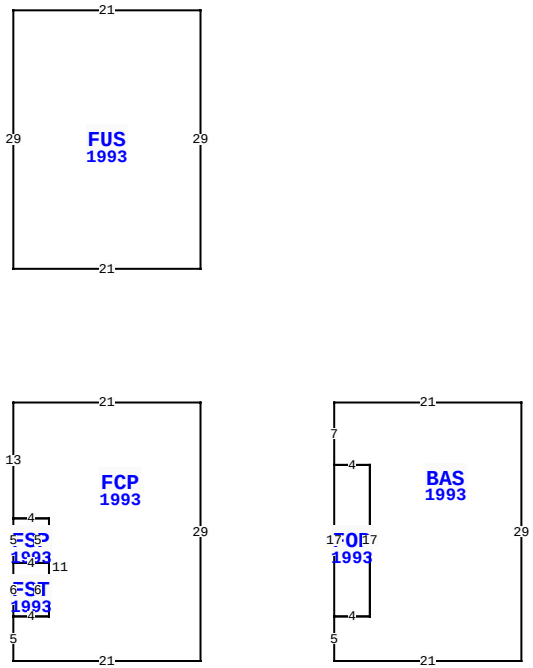
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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
FSP	20	40	8	1,271
FST	24	55	13	2,066
FUS	609	100	609	96,753
TOTALS	1,827		1,332	211,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,332	186.8568	177.51	236,443	1983	2000	0	0	0	10.50	89.50

1 TOWNHOUSE - 100% - 1990 Heated Area: 1150 HX Base Yr 1990



925 TARPON AV, FERNANDINA BEACH

BLD DATE		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		211,616
TOTAL MARKET OB/XF VALUE		912
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		362,528
SOH/AGL Deduction		296,877
ASSESSED VALUE		65,651
TOTAL EXEMPTION VALUE	HX HB	40,651
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		362,528
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010606	REPAIR/RRF	2,000	04/05/2001
19984561	REMODEL	7,307	11/23/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0562/0736	2/03/1989	WD	Q	I		43,000
GRANTOR: HERBERT WM & LESLIE						
GRANTEE: LEMACKS STANLEY R						
0419/0701	5/01/1984	WD	Q	I		43,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W21 S13 FSP=[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	0810	CONCRETE A	0	100	11	19	209.00	SF	6.50	6.50	100	1983	1983	3	44	598	
2	1242	WD DECK A	0	100	5	21	105.00	SF	13.50	13.50	100	1983	1983	3	20	284	
3	1242	WD DECK A	0	100	3	4	12.00	SF	12.50	12.50	100	1983	1983	3	20	30	

LAND DESCRIPTION

TOTAL OB/XF 912

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 04/30/2018 BY DJX Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS