

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Floor		3 100
Recreation	CLUBHOUSE	CLUBHOUSE 100
Recreation	HOT TUB	HOT TUB 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View	OCEANVIEW	OCEANVIEW 100
Desirability	FLOOR	3RD FLOOR 100
Balcony	FOP	FOP 100
Parking	COV/OPEN	COV/OPEN 100
Bedrooms		3 100
Bathrooms		2 100
Oth Rooms		2 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1021.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0	0

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	CONDO	- 0%	- 0			2001	2001	100	100	0	
SQFT=1678						HX Base Yr					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			699,600
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			699,600
SOH/AGL Deduction			143,484
ASSESSED VALUE			556,116
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			556,116
TOTAL JUST VALUE			699,600
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			597,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20221897	WINDOWS(5) DOORS(21,321	01/10/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2650/1909	6/21/2023	LE U	I	I	11	100
GRANTOR: WINTER JAMES A & CONN						
GRANTEE: BRADLEY KAREN E						
1132/0504	4/24/2003	WD Q	I			385,000
GRANTOR: GRAY KIRK L TRUSTEE						
GRANTEE: WINTER JAMES A & CO						

EXTRA FEATURES																										
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										
403 TARPON AV, FERNANDINA BEACH																										
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>															BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
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XF DATE		LAND DATE																								
INC DATE		AG DATE																								

BUILDING NOTES

BUILDING DIMENSIONS

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV