



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		1 100	1779100
Location	INTERIOR	INTERIOR 100	
View Lump	TYPICAL	TYPICAL 100	
Balcony	BAL/PATIO	BAL/PATIO 100	
Parking	OPEN	OPEN 100	
Bedrooms		2 100	
Bathrooms		1.5 100	
Oth Rooms		2 100	
Quality	03	Quality Level 03	
DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1019.00		
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
						1982	1982	100	100	0	
1 CONDO - 0% - 0			SQFT=936			HX Base Yr					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			289,000
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			289,000
SOH/AGL Deduction			0
ASSESSED VALUE			289,000
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			289,000
TOTAL JUST VALUE			289,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			278,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2484/1875	8/02/2021	WD	Q	I	01	325,000
GRANTOR: DUCK EARL EUGENE & AN						
GRANTEE: CARTWRIGHT KELLY A						
2249/1699	1/17/2019	WD	Q	I	01	215,000
GRANTOR: HERKENHOFF MICHAEL R						
GRANTEE: DUCK EARL EUGENE &						

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
833 TARPON AV, FERNANDINA BEACH												BLD DATE		LGL DATE		
												XF DATE		LAND DATE		
												INC DATE		AG DATE		
												TOTAL OB/XF	0			

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