

BLOCK 214 SUB S28 FT OF B OF 4
& SUB N72 FT OF A OF 5
IN OR 2483/1883

BOEHM MARK A
426-A TARPON AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0214-04B2



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 90
Roof Cover	01	MINIMUM 10
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100	952	65,676
BAS	81	100	81	5,588
BAS	135	100	135	9,313
FSP	140	40	56	3,863

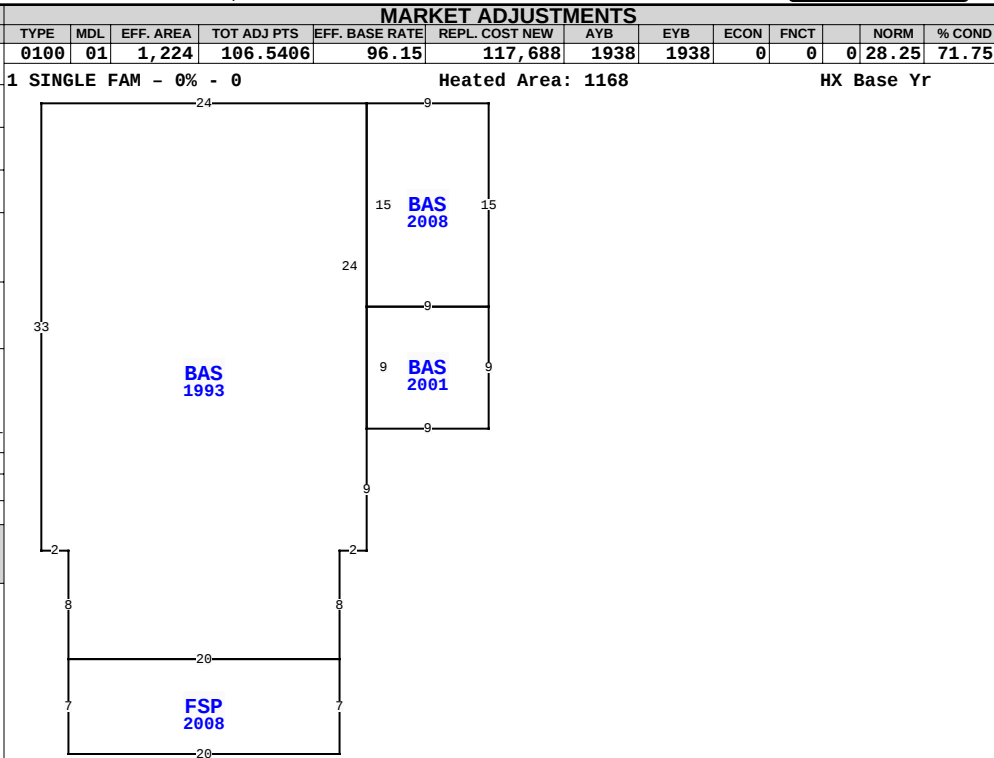
TOTALS	1,308		1,224	84,441
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EXTRA FEATURES

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
2	1242	WD DECK A	0	0	7	14		98.00	SF10.00	100	2004	2004	3	24	235	
3	1242	WD DECK A	0	0	12	14		168.00	SF10.00	100	2004	2004	3	24	403	
4	0810	CONCRETE A	0	0	17	8		136.00	SF6.50	100	2008	2008	3	90	796	
5	0351	CARPORT MT	0	0	20	12		240.00	SF10.00	100	2008	2008	3	40	960	

LAND DESCRIPTION

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	100.00	100.00	100.00	FF	1.00	1.00	1.00	2,000.00	2,000.00	200,000							



720 S	11TH ST,	FERNANDINA BEACH
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BLD DATE	07/16/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,224	106.5406	96.15	117,688	1938	1938	0	0	28.25	71.75

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		84,441
TOTAL MARKET OB/XF VALUE		2,394
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		286,835
SOH/AGL Deduction		62,426
ASSESSED VALUE		224,409
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		224,409
TOTAL JUST VALUE		286,835
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002254	REMODEL	150	02/22/2000
7122	CARPORT	400	06/23/1992
5725	REPAIR/RRF	300	12/18/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2483/1883	7/30/2021	WD	Q	I	01	245,000

GRANTOR: BROWN RUSSELL E & ARA						
GRANTEE: BOEHM MARK A						
1001/0468	8/03/2001	WD	U	I	01	100
GRANTOR: DONALDSON BRENDA J &						
GRANTEE: DONALDSON BRENDA J						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2008] W9 BAS=[YR=1993] W24S33E2S8 FSP=[YR=2008]
S7E20N7W20\$ E20N8E2N9 BAS=[YR=2001] E9N9W9S9\$N24\$ S15E9N15 \$.