

CAMERON MARK ERIC & BRANDI KA
530 TARPON AVE #A
FERNANDINA BEACH, FL 32034

00-00-31-134B-0245-00A0

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

16WD FR STUC 100

08IRREGULAR 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 90

08SHT VINYL 10

03CENTRAL 100

04AIR DUCTED 100

3 100

2 100

02WOOD FRAME 100

2. 2. 100

0 100

00NONE 100

04Quality Level 04

0100SINGLE FAMILY

MKT AREA01

1041.0100

657100

657

62,023

28455

156

14,727

4130

12

1,133

4230

13

1,227

5455

30

2,832

921100

921

86,945

1205

6

566

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0320011,795117.6000111.72200,537199219920015.5084.50

1 TOWNHOUSE - 100% - 2020

Heated Area: 1578

HX Base Yr 2020

PTO 1993

FUS 1993

FOP 1993

FST 1993

FGR 1993

FOP 1993

TOTALS

2,119

1,795

169,454

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

10810CONCRETE A010000455.00SF6.506.50100199219923641,893

21241WD DECK G01008756.00UT11.5011.5010019921992320129

31241WD DECK G0100820160.00UT15.5315.5310019961996324596

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

1000100CSFR1000006R-225.00100.0025.00FF1.001.001.505,300.007,950.00198,750

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

198,750

Market:

0

Agricultural:

0

Common:

198,750

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

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NASSAU COUNTY PROPERTY

PAGE 1 of 1

2

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

169,454

TOTAL MARKET OB/XF VALUE

2,618

TOTAL LAND VALUE - MARKET

198,750

TOTAL MARKET VALUE

370,822

SOH/AGL Deduction

61,538

ASSESSED VALUE

309,284

TOTAL EXEMPTION VALUE

50,000

HX HB

BASE TAXABLE VALUE

259,284

TOTAL JUST VALUE

370,822

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

360,658

PERMIT NUM

DESCRIPTION

AMT

ISSUED

10293XF0B2,45002/06/1997

7039NEW CONSTR92,00005/07/1992

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2318/147411/12/2019WDQI01369,000

GRANTOR: PRATT ROBERT W & EMIL

GRANTEE: CAMERON MARK ERIC &

2318/147011/01/2019FJU I 110

GRANTOR: JOHNSON EMILY LAVINIA

GRANTEE: PRATT ROBERT WAYNE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 PTO=[YR=1993] N10 W12 S10 E12\$ W13 S29

FST=[YR=1993] S6 FGR=[YR=1993] S20 E13 N26 W4 S6 W9\$ E9 N6

W9\$ E13 S11 E7 N40\$ PTR= E20 FUS=[YR=1993] E15 FOP=[YR=1993]

E5 S9 W2 L3 U3 N6\$ S6 D3 R3 E2 S31 FOP=[YR=1993] W7 S6 E7 N6

\$ W7 S13 W9 N2 W4 N51\$ W20 \$.