LOT 246-A
IN OR 2717/1154
DEC OF CVNTS & RSTR IN OR 647/25

HARVEY MICHAEL P & SUSAN J
532 TARPON AVE UNIT A
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-134B-0246-00A0**

## BUILDING CHARACTERISTICS

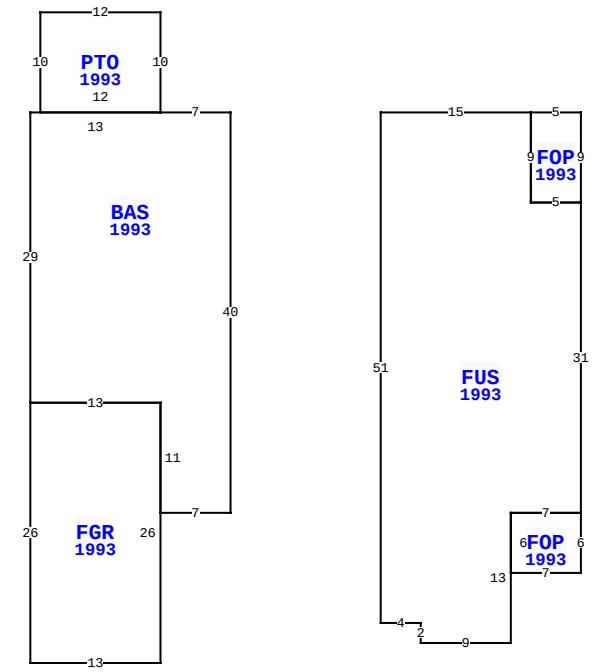
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1041.0100 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 657 | 100 | 657 | 66,407 |
| FGR | 338 | 55 | 186 | 18,800 |
| FOP | 42 | 30 | 13 | 1,314 |
| FOP | 45 | 30 | 14 | 1,415 |
| FUS | 916 | 100 | 916 | 92,585 |
| PTO | 120 | 5 | 6 | 606 |
| TOTALS | 2,118 | | 1,792 | 181,128 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 01 | 1,792 | 120.2250 | 114.21 | 204,664 | 1993 | 2000 | 0 | 0 | 0 | 11.50 | 88.50 |

1 TOWNHOUSE – 0% - 0 Heated Area: 1573 HX Base Yr




532 TARPON AV A, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/20/2024 MLU |
| 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 | 181,128 |
| TOTAL MARKET OB/XF VALUE | 2,652 |
| TOTAL LAND VALUE - MARKET | 198,750 |
| TOTAL MARKET VALUE | 382,530 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 382,530 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 382,530 |
| TOTAL JUST VALUE | 382,530 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 372,387 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20041795 | REROOF W/30YR SHN | 0 | 10/05/2004 |
| 20032494 | H/AC | 4,000 | 02/11/2003 |
| 20011988 | WIDEN INTERIOR WA | 1,000 | 09/06/2001 |
| 9949 | REPAIR/RRF | 5,500 | 07/29/1996 |
| 7581 | NEW CONSTR | 92,000 | 03/19/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2717/1154 | 6/10/2024 | WD | Q | I | 02 | 575,000 |
| GRANTOR: KELLNER DENNIS & | | | | | | |
| GRANTEE: HARVEY MICHAEL P & | | | | | | |
| 2189/1294 | 4/09/2018 | WD | Q | I | 05 | 490,000 |
| GRANTOR: BELL SUSAN K | | | | | | |
| GRANTEE: KELLNER DENNIS & TA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W7 PTO=[YR=1993] N10 W12 S10 E12 $ W13 S29
FGR=[YR=1993] S26 E13 N26 W13 $ E13 S11 E7 N40 $ PTR= E15
FUS=[YR=1993] E15 FOP=[YR=1993] E5 S9 W5 N9 $ S9 E5 S31
FOP=[YR=1993] S6 W7 N6 E7 $ W7 S13 W9 N2 W4 N51 $ W15 $ .

## 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 | 0 | 0 | 0 | 455.00 | SF | 6.50 | 6.50 | 100 | 1993 | 1993 | 3 | 66 | 1,952 | |
| 2 | 1241 | WD DECK G | 0 | 0 | 8 | 7 | 56.00 | UT | 11.50 | 11.50 | 100 | 1993 | 1993 | 3 | 20 | 129 | |
| 3 | 1241 | WD DECK G | 0 | 0 | 8 | 20 | 160.00 | UT | 15.53 | 15.53 | 100 | 1995 | 1995 | 3 | 23 | 571 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,652

| 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 | 0 | 0006 | R-2 | 25.00 | 100.00 | 25.00 | FF | | 1.00 | 1.00 | 1.50 | 5,300.00 | 7,950.00 | 198,750 | | | | | | | |

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