

LOT 253  
IN OR 2127/1237  
GA FDNA BEACH #2 UNR

TITLE TIMOTHY L/JOHANSON PAUL K  
628 TARPON AVE  
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0253-0000



| BUILDING CHARACTERISTICS |                  |                |                  |                      |
|--------------------------|------------------|----------------|------------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION   |                  |                      |
| Exterior Wall            | 12               | CEDAR 60       |                  |                      |
| Exterior Wall            | 16               | WD FR STUC 40  |                  |                      |
| Roof Structure           | 03               | GABLE/HIP 100  |                  |                      |
| Roof Cover               | 03               | COMP SHNGL 100 |                  |                      |
| Interior Wall            | 05               | DRYWALL 100    |                  |                      |
| Interior Floor           | 14               | CARPET 80      |                  |                      |
| Interior Floor           | 11               | CLAY TILE 20   |                  |                      |
| Air Condition            | 03               | CENTRAL 100    |                  |                      |
| Heating Type             | 04               | AIR DUCTED 100 |                  |                      |
| Bedrooms                 |                  | 4 100          |                  |                      |
| Bathrooms                |                  | 2 100          |                  |                      |
| Frame                    | 02               | WOOD FRAME 100 |                  |                      |
| Stories                  | 2.               | 2. 100         |                  |                      |
| Units                    |                  | 0 100          |                  |                      |
| BUD8 Adjustme            | 02               | DIST FB 100    |                  |                      |
| Occupancy                | 00               | NONE 100       |                  |                      |
| Quality                  |                  | 03             | Quality Level 03 |                      |
| 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 |
| BAL                      | 266              | 15             | 40               | 2,407                |
| BAS                      | 888              | 100            | 888              | 53,440               |
| FOP                      | 168              | 30             | 50               | 3,009                |
| FUS                      | 954              | 100            | 954              | 57,412               |
| STP                      | 66               | 10             | 7                | 421                  |
| STR                      | 64               | 10             | 6                | 361                  |
| UGR                      | 338              | 45             | 152              | 9,147                |
| UOP                      | 260              | 20             | 52               | 3,129                |
| TOTALS                   | 3,004            |                | 2,149            | 129,328              |

| MARKET ADJUSTMENTS                                           |     |           |             |                |                |           |                |      |      |    |       |        |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|-----------|----------------|------|------|----|-------|--------|
| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB       | EYB            | ECON | FNCT | AP | NORM  | % COND |
| 0100                                                         | 01  | 2,149     | 111.1320    | 105.58         | 226,891        | 1987      | 1987           | 0    | 0    | 25 | 18.00 | 57.00  |
| 1 SINGLE FAM - 100% - 2018 Heated Area: 1842 HX Base Yr 2018 |     |           |             |                |                |           |                |      |      |    |       |        |
|                                                              |     |           |             |                |                |           |                |      |      |    |       |        |
| 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     |  |           |  | 129,328     |  |   |
| TOTAL MARKET OB/XF VALUE  |  |           |  | 2,761       |  |   |
| TOTAL LAND VALUE - MARKET |  |           |  | 265,000     |  |   |
| TOTAL MARKET VALUE        |  |           |  | 397,089     |  |   |
| SOH/AGL Deduction         |  |           |  | 180,491     |  |   |
| ASSESSED VALUE            |  |           |  | 216,598     |  |   |
| TOTAL EXEMPTION VALUE     |  | HX HB     |  | 50,000      |  |   |
| BASE TAXABLE VALUE        |  |           |  | 166,598     |  |   |
| TOTAL JUST VALUE          |  |           |  | 397,089     |  |   |
| NCON VALUE                |  |           |  | 0           |  |   |
| INCOME VALUE              |  |           |  |             |  |   |
| PREVIOUS YEAR MKT VALUE   |  |           |  | 376,772     |  |   |
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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 |
| 1                 | 0810       | CONCRETE A  | 0 100   | 9  | 10 | 90.00  | SF | 6.50  | 6.50           | 100       | 1987    | 1987        |
| 2                 | 0810       | CONCRETE A  | 0 100   | 36 | 10 | 360.00 | SF | 6.50  | 6.50           | 100       | 2004    | 2004        |
| 3                 | 0810       | CONCRETE A  | 0 100   | 0  | 0  | 90.00  | SF | 6.50  | 6.50           | 100       | 2004    | 2004        |
| TOTAL OB/XF 2,761 |            |             |         |    |    |        |    |       |                |           |         |             |

| BUILDING DIMENSIONS                                          |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| UOP=[YR=1993] W29 S10 BAS=[YR=1993] S37 FOP=[YR=1993] S7     |  |  |  |  |  |  |  |  |  |  |  |  |
| E24 UGR=[YR=1993] E13 N26 W7 STP=[YR=1993] N11W6S11E6\$ W6   |  |  |  |  |  |  |  |  |  |  |  |  |
| S26 \$ N7 W24 \$ E24 N37W24 \$ E24 N6 E5 N4\$ PTR= E15       |  |  |  |  |  |  |  |  |  |  |  |  |
| BAL=[YR=1993] E29 S4 STR=[YR=1993] S6 E6 S4 W10 N10E4\$ W4S6 |  |  |  |  |  |  |  |  |  |  |  |  |
| FUS=[YR=1993] S24 W1S8E1S5W26N37E26\$ W25N10\$ W15 \$.       |  |  |  |  |  |  |  |  |  |  |  |  |