

LOT 257
IN OR 2520/1464
GA FDNA BEACH 2 UNR

OGLETREE MARK JACKSON/DENNIS SALLIE SOPHIA (JT/RS)
650 TARPON AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0257-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 70
Frame	04	REIN CONC 30
Stories	3.	3. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1041.0100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	781	100	781	205,918
FGR	839	55	461	121,547
FOP	24	30	7	1,846
FOP	530	30	159	41,922
FOP	530	30	159	41,922
FOP	584	30	175	46,141
FUS	1,532	100	1,532	403,927
FUS	1,560	100	1,560	411,310
STR	60	10	6	1,582
STR	88	10	9	2,373

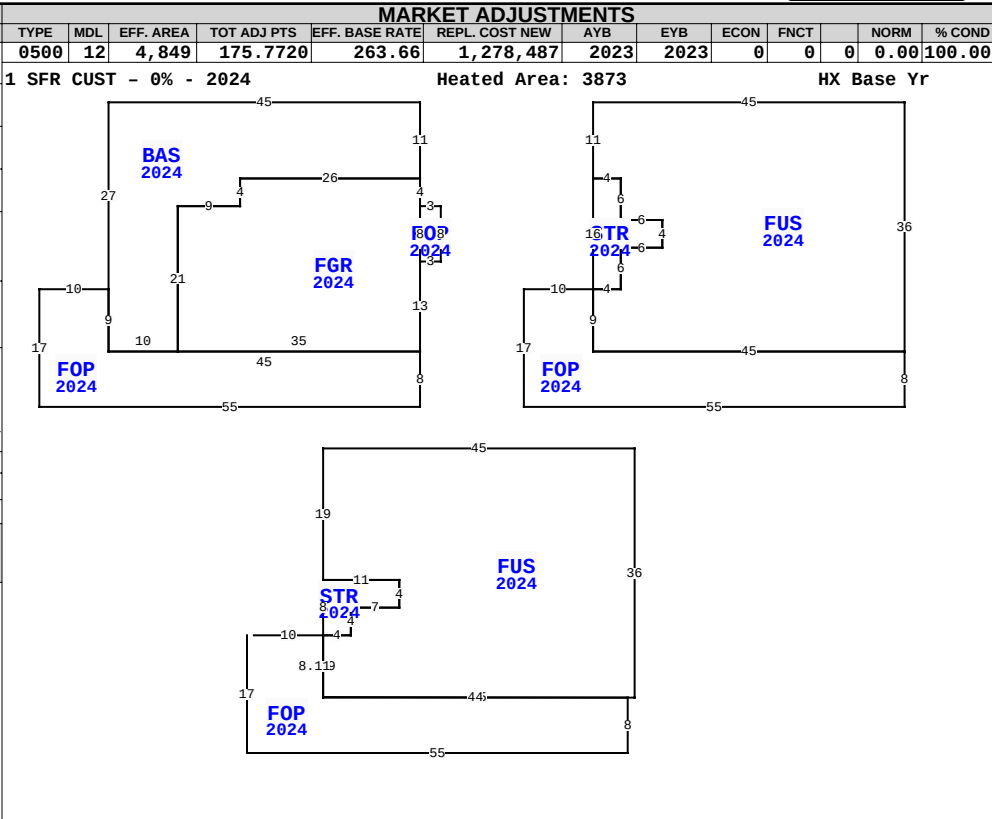
TOTALS	6,528		4,849	1,278,487
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EXTRA FEATURES

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
1	0855	CONC PAVER	0	0	0	0	1,057.00	SF	10.00	10.00	100	2024	2023		100	10,570	
2	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2023		100	10,200	

LAND DESCRIPTION

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
1	000100	C	SFR	0		R-2	75.00	100.00	75.00	FF		1.00	1.00	0.90	5,300.00	4,770.00	357,750							



650 TARPON AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		1,278,487	
TOTAL MARKET OB/XF VALUE		20,770	
TOTAL LAND VALUE - MARKET		357,750	
TOTAL MARKET VALUE		1,657,007	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,657,007	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,657,007	
TOTAL JUST VALUE		1,657,007	
NCON VALUE		1,299,257	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		337,500	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0757	POOL	106,167	12/20/2023
20222341	NEW CONSTR	978,900	10/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2575/1942	7/05/2022	FJ	U	V	11	0

GRANTOR: CLERK OF COURT

GRANTEE: OGLETREE MARK JACKS

2520/1464 11/12/2021 WD Q V 01 359,500

GRANTOR: CROW CYNTHIA A & CARL

GRANTEE: OGLETREE MARK J & S

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=31,60] E45 S36 W45 N9 E4 N4 E7 N4 W11 N19 \$

FUS=[YR=2024;ORIG=70,10] E45 S36 W45 N9 E4 N6 E6 N4 W6 N6 W4 N11 \$

FGR=[YR=2024;ORIG=10,25] E9 N4 E26 S4 S8 S13 W35 N21 \$

BAS=[YR=2024;ORIG=0,10] E45 S11 W26 S4 W9 S21 W10 N9 N27 \$

FOP=[YR=2024;ORIG=21,87] E10 S8.11 D0.1R44 S8 W55 N17 \$

FOP=[YR=2024;ORIG=-10,37] E10 S9 E45 S8 W55 N17 \$

FOP=[YR=2024;ORIG=60,37] E10 S9 E45 S8 W55 N17 \$

STR=[YR=2024;ORIG=70,21] E4 S6 E6 S4 W6 S6 W4 N16 \$

STR=[YR=2024;ORIG=31,79] E11 S4 W7 S4 W4 N8 \$

FOP=[YR=2024;ORIG=45,25] E3 S8 W3 N8 \$