

LOT 259 & N 2FT OF 258
IN OR 2057/1016
GA FDNA BEACH # 2 UNR

WATSON HENRY & REBECCA
726 TARPON AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0259-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	17	CB STUCCO 70		
Exterior Wall	23	REINF CONC 30		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 70		
Interior Floor	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	3	100		
Bathrooms	2	100		
Frame	03	MASONRY 100		
Stories	1.	1. 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	1041.0	100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,589	100	1,589	197,451
FGR	338	55	186	23,112
TOTALS	1,927		1,775	220,564

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,775	120.5000	150.62	267,350	1988	1988	0	0	17.50	82.50

1 SNGL FAM - 100% - 2021

Heated Area: 1589

HX Base Yr 2021

41

21

26

13

28

47

BAS
1993

FGR
1993

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024

MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1		2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		220,564		
TOTAL MARKET OB/XF VALUE		10,294		
TOTAL LAND VALUE - MARKET		275,600		
TOTAL MARKET VALUE		506,458		
SOH/AGL Deduction		107,553		
ASSESSED VALUE		398,905		
TOTAL EXEMPTION VALUE		HX HB	50,000	
BASE TAXABLE VALUE		348,905		
TOTAL JUST VALUE		506,458		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		481,550		

EXTRA FEATURES						726 TARPON AVE, FERNANDINA BEACH				INC DATE				AG DATE			
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	0810	CONCRETE A	0	100	43	32	1,376.00	SF	6.50	6.50	100	1988	1988	3	54.5	4,874	
2	1241	WD DECK G	0	100	0	0	272.00	UT	17.25	17.25	100	2007	2007	3	48	2,252	
3	0855	CONC PAVER	0	100	0	0	360.00	SF	10.00	10.00	100	2007	2007	3	88	3,168	