

LOT 261 IN OR 1996/1659
EX N1/2 OF LOT 261
GA FDNA BEACH #2 UNR

LANGLOIS REBECCA P
730 TARPON AVE UNIT A
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0261-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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
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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	664	100	664	66,957
FGR	270	55	148	14,924
FOP	54	30	16	1,613
FUS	851	100	851	85,813

TOTALS	1,839		1,679	169,307
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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
1	0810	CONCRETE A	0 100	45	19	855.00	SF	6.50	6.50	100	2000
2	1241	WD DECK G	0 100	0	0	178.00	UT	17.25	17.25	100	2000
3	0810	CONCRETE A	0 100	8	10	80.00	SF	6.50	6.50	100	2000
4	0810	CONCRETE A	0 100	3	3	9.00	SF	6.50	6.50	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-2	25.00	100.00	25.00	FF	1.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,679	119.5950	113.62	190,768	2000	2000	0	0	11.25	88.75
2 TOWNHOUSE - 100% - 2016											
Heated Area: 1515											
HX Base Yr 2016											

730 TARPON AVE	A, FERNANDINA BEACH
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TOTAL OB/XF											
5,707											

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5,707											

Total Acres: 0.00	Total Land Value: 198,750	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		169,307	
TOTAL MARKET OB/XF VALUE		5,707	
TOTAL LAND VALUE - MARKET		198,750	
TOTAL MARKET VALUE		373,764	
SOH/AGL Deduction		135,206	
ASSESSED VALUE		238,558	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		188,558	
TOTAL JUST VALUE		373,764	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		363,559	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122093	REPAIR ROOF	2,000	10/10/2012
20122040	REPAIR/REPLACE	4,000	10/02/2012
2002616	NEW CONSTR	170,000	10/09/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1996/1659	8/10/2015	WD	Q	I	02	240,500	
GRANTOR: NASSAU RURAL PROPERTI							
GRANTEE: LANGLOIS REBECCA P							
0935/0109	6/05/2000	WD	U	V	19	26,000	
GRANTOR: JORJ INC							
GRANTEE: NASSAU COMMERCIAL P							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000] W19 S31 FGR=[YR=2000] S21 E13 FOP=[YR=2000] E6 N9 W6 S9 \$ N18 U3 L2 W11 \$ E11 R2 D3 S9 E6 N43 \$ PTR= E10 FUS=[YR=2000] E19 S45 W17 N2 W2 N43 \$ W10 \$.											