



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	15	CONC BLOCK 100		
Roof Structur	01	FLAT 100		
Roof Cover	04	BUILT-UP 100		
Interior Wall	01	MINIMUM 100		
Interior Floo	03	CONC FINSH 100		
Ceiling	02	F.NOT SUS 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Plumbing		0 100		
Frame	03	MASONRY 100		
Story Height		10 100		
RMS		1 100		
Stories	1.	1. 100		
Class	00	. 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE		8900 MUNICIPAL		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC		1041.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	210	100	210	1,376
TOTALS	210		210	1,376

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
4803	06	210	71.6386	32.77	6,882	1976	1976	0	0	80.00
1 STOR WAREH - 0% - 0										
Heated Area: 210										
HX Base Yr										
14 15 15 14 BAS 1993										
824 TARPON AVE, FERNANDINA BEACH										
BLD DATE 01/31/2018 KK LGL 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				1,376		
TOTAL MARKET OB/XF VALUE				4,323		
TOTAL LAND VALUE - MARKET				337,875		
TOTAL MARKET VALUE				343,574		
SOH/AGL Deduction				107,500		
ASSESSED VALUE				236,074		
TOTAL EXEMPTION VALUE				04	236,074	
BASE TAXABLE VALUE				0		
TOTAL JUST VALUE				343,574		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				324,816		

EXTRA FEATURES							824 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	0424	CL FNC 6'	0	0	0	0	338.00	LF	20.00	20.00	100	1999	1999	3	48	3,245				
2	0819	CONC 12"	0	0	8	13	104.00	SF	9.50	9.50	100	2001	2001	3	80	790				
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1999	1999	3	48	288				
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