LOT 3 (EX S-1)
IN OR 1704/1968
INGRAM DUNES PB 5/217

FLOYD JOSEPH R & DEBORAH
727 TARPON AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-140G-0003-0000

BUILDING CHARACTERISTICS

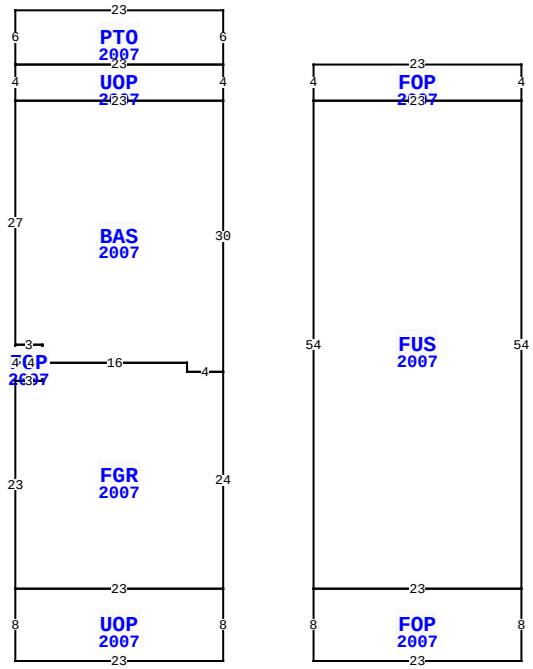
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	04	REIN CONC 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
NEIGHBORHOOD/LOC	1041.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	665	100	665	74,878
FGR	565	55	311	35,018
FOP	12	30	4	451
FOP	92	30	28	3,153
FOP	184	30	55	6,193
FUS	1,242	100	1,242	139,847
PTO	138	5	7	788
UOP	92	20	18	2,027
UOP	184	20	37	4,166
TOTALS	3,174		2,367	266,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,367	128.8308	122.39	289,697	2007	2007	0	0	0	8.00	92.00

1 TOWNHOUSE - 100% - 2018 Heated Area: 1907 HX Base Yr 2018



727 TARPON AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		266,521
TOTAL MARKET OB/XF VALUE		7,015
TOTAL LAND VALUE - MARKET		226,543
TOTAL MARKET VALUE		500,079
SOH/AGL Deduction		123,939
ASSESSED VALUE		376,140
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		326,140
TOTAL JUST VALUE		500,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		488,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062760	OTHER	400	12/18/2006
20062762	OTHER	400	12/18/2006
20062729	MECH OTHER	3,650	12/12/2006
20062724	ELEC OTHER	7,000	12/11/2006
20062015	NEW CONSTR	3,000	08/29/2006
20062006	NEW CONSTR	3,000	08/25/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1704/1968	10/18/2010	WD	Q	I	02	315,000
GRANTOR: MILNER CHARLES L & BE						
GRANTEE: FLOYD JOSEPH R & DE						
1116/1041	2/26/2003	WD	Q	V		125,000
GRANTOR: STEFANIAK GARY L & EL						
GRANTEE: MILNER CHARLES & BE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] W23 S6 UOP=[YR=2007] S4 BAS=[YR=2007] S27
FOP=[YR=2007] S4 FGR=[YR=2007] S23 UOP=[YR=2007] S8 E23N8
W23$E23N24W4N1W16S2W3$E3N4W3$ E3S2E16S1E4 N30W23$E23N4W23$
E23N6$ PTR=S6E10 FOP=[YR=2007] S4 FUS=[YR=2007] S54
FOP=[YR=2007] S8 E23 N8 W23$E23N54W23$E23 N4W23$ W10N6 $.

EXTRA FEATURES

LN	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	0	0	1,220.00	SF	6.50	6.50	100	2007	2007	3	88	6,978	
2	1242	WD DECK A	0	100	3	4	12.00	SF	10.00	10.00	100	2007	2007	3	31	37	

LAND DESCRIPTION

TOTAL OB/XF 7,015

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	100	0006	R-2	36.00	176.00	35.62	FF		1.00	1.00	1.20	5,300.00	6,360.00	226,543							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 226,543 Market: 0 Agricultural: 0 Common: 226,543 PRINTED 08/06/2024 BY SYS