LOT 1
IN OR 1395/805
THE ISLANDS CLUB SUB 4/106

MALCOLM LIVING TRUST/MALCOLM JANE M TRUSTEE
521 TARPON AV
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-142A-0001-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Quality | 03 | Quality Level 03 |

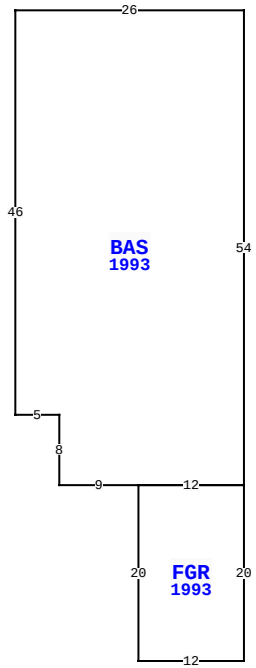
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1025.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,364 | 100 | 1,364 | 213,979 |
| FGR | 240 | 55 | 132 | 20,708 |
| TOTALS | 1,604 | | 1,496 | 234,687 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 11 | 1,496 | 145.0848 | 181.36 | 271,315 | 1981 | 1995 | 0 | 0 | 0 | 13.50 | 86.50 |

1 SNGL FAM – 100% - 1995 Heated Area: 1364 HX Base Yr 1995




521 TARPON AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 234,687 |
| TOTAL MARKET OB/XF VALUE | | 4,593 |
| TOTAL LAND VALUE - MARKET | | 250,000 |
| TOTAL MARKET VALUE | | 489,280 |
| SOH/AGL Deduction | | 389,728 |
| ASSESSED VALUE | | 99,552 |
| TOTAL EXEMPTION VALUE | HX HB WX SX | 99,552 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 489,280 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 469,730 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20071881 | 2.5 TON HV/AC ONL | 0 | 10/09/2007 |
| 990980 | INSTALL VINYL SID | 0 | 08/03/1999 |
| 990985 | REROOF W/SHINGLES | 0 | 08/03/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1395/0805 | 3/13/2006 | WD | U | I | 01 | 100 |
| GRANTOR: MALCOLM ROY B & JANE | | | | | | |
| GRANTEE: MALCOM ROY B & JANE | | | | | | |
| 0543/0712 | 5/18/1988 | WD | Q | I | | 62,000 |
| GRANTOR: CITICORP MTGE INC | | | | | | |
| GRANTEE: MALCOLM ROY & JANE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W26 S46 E5 S8 E9 FGR=[YR=1993] S20 E12 N20 W12$ E12 N54$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1981 | 1981 | 3 | 49 | 1,715 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 638.00 | SF | 6.50 | 6.50 | 100 | 1981 | 1981 | 3 | 35 | 1,451 | |
| 3 | 1126 | CB/STC 8" | 0 | 100 | 10 | 3 | 30.00 | SF | 8.00 | 8.00 | 100 | 1981 | 1981 | 3 | 35 | 84 | |
| 4 | 0850 | PEBBLE WLK | 0 | 100 | 46 | 4 | 184.00 | SF | 3.50 | 3.50 | 100 | 1981 | 1981 | 3 | 35 | 225 | |
| 5 | 0850 | PEBBLE WLK | 0 | 100 | 10 | 9 | 90.00 | SF | 3.50 | 3.50 | 100 | 1981 | 1981 | 3 | 35 | 110 | |
| 6 | 0911 | SCRN RM A | 0 | 100 | 10 | 9 | 90.00 | SF | 35.00 | 35.00 | 100 | 2000 | 2000 | 3 | 20 | 630 | |
| 7 | 1126 | CB/STC 8" | 0 | 100 | 27 | 5 | 135.00 | SF | 8.00 | 8.00 | 100 | 1981 | 1981 | 3 | 35 | 378 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,593

| 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-3 | 43.00 | 100.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 250,000.00 | 250,000.00 | 250,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS