

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	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	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	11	1,999	140.5153	175.64	351,104	1981	1995	0	0	13.50	86.50		
1 SNGL FAM - 100% - 1983 Heated Area: 1863 HX Base Yr 1983													

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,136	100	1,136	172,591
BAS	233	100	233	35,399
FGR	240	55	132	20,054
FOP	15	30	4	608
FUS	494	100	494	75,053
TOTALS	2,118		1,999	303,705

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VALUATION SUMMARY			2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			303,705
TOTAL MARKET OB/XF VALUE			12,695
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			566,400
SOH/AGL Deduction			423,298
ASSESSED VALUE			143,102
TOTAL EXEMPTION VALUE	HX HB VX VP WX		68,310
BASE TAXABLE VALUE			74,792
TOTAL JUST VALUE			566,400
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			540,958

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1025.00	

EXTRA FEATURES																
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	0855	CONC PAVER	0 100	0	0	638.00	SF	10.00	10.00	100	2012	2012	3	93	5,933	
2	1126	CB/STC 8"	0 100	10	3	30.00	SF	8.00	8.00	100	1981	1981	3	35	84	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	49	1,715	
4	0855	CONC PAVER	0 100	50	4	200.00	SF	10.00	10.00	100	2012	2012	3	93	1,860	
5	1126	CB/STC 8"	0 100	27	5	135.00	SF	8.00	8.00	100	1981	1981	3	35	378	
6	0350	CARPORT WD	0 100	5	5	25.00	SF	13.00	13.00	100	1993	1993	3	20	65	
7	0961	H-SHUTTERS	0 100	0	0	10.00	UT	280.00	280.00	100	2002	2002	3	95	2,660	

523 TARPON AV, FERNANDINA BEACH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122220	DRIVEWAY REPLACEM	0	11/01/2012
20042469	METAL ROOF	3,000	01/06/2005
20021117	HURRICANE SHUTTER	3,000	07/01/2002
20011699	ADD ELEC.EQUIPMEN	0	07/25/2001
20011373	SCREEN ENCLOSE PA	3,000	06/14/2001
20011134	VINYL SIDING	0	05/16/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2415/1977	12/09/2020	LE	U	I	11	100

GRANTOR: REID TERESA MARGARET
GRANTEE: CAMPBELL JOHN J & M
0500/0174 10/01/1986 FS U I 100
GRANTOR:
GRANTEE:

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W17 BAS=[YR=2004] W19 S17 E10 N10 E9 N7 \$ S7 W9 S27 FOP=[YR=1993] S3 E5 N3 W5 \$ E5 S15 E9 FGR=[YR=1993] S20 E12 N20 W12 \$ E12 N49 \$ PTR= E15 FUS=[YR=1993] E26 S19W26 N19 \$ W15 \$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							