

PROHASKA THOMAS R TRUST/PROHASKA THOMAS R TRUSTEE
10460 COURTNEY DR
FAIRFAX, VA 22030

2024



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

15

HARDTILE 70

Interior Floo

14

CARPET 30

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

2 100

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

1,208

100

1,208

207,197

FGR

240

55

132

22,641

TOTALS

1,448

1,340

229,838

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

0500

FP-PRE FAB

0

0

0

0

1.00

UT

3,500.00

3,500.00

100

1981

1981

3

49

1,715

2

0855

CONC PAVER

0

0

0

0

638.00

SF

10.00

10.00

100

2012

2012

3

93

5,933

3

1126

CB/STC 8"

0

0

10

3

30.00

SF

8.00

8.00

100

1981

1981

3

35

84

4

0855

CONC PAVER

0

0

46

4

184.00

SF

10.00

10.00

100

2012

2012

3

93

1,711

5

0855

CONC PAVER

0

0

10

9

90.00

SF

10.00

10.00

100

2012

2012

3

93

837

6

1126

CB/STC 8"

0

0

27

5

135.00

SF

8.00

8.00

100

1981

1981

3

35

378

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

0

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

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

11

1,340

158.6281

198.29

265,709

1981

1995

0

0

0

13.50

86.50

1 SNGL FAM - 0% - 0

Heated Area: 1208

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

525 TARPON AVE, FERNANDINA BEACH

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2699/664

3/11/2024

QC

U

I

11

100

GRANTOR: PROHASKA THOMAS R

GRANTEE: PROHASKA THOMAS R T

1292/0671

2/02/2005

WD

Q

I

265,000

GRANTOR: MICKLER MICHAEL J & R

GRANTEE: PROHASKA THOMAS R &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S40 E5 S8 E9 FGR=[YR=1993] S20 E12 N20 W12\$ E12 N48\$.

NASSAU COUNTY PROPERTY

PAGE 1 of 1

2

VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

229,838

10,658

250,000

490,496

154,481

336,015

0

336,015

490,496

0

0

471,293

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20122023

PAVER DRIVEWAY

0

09/28/2012

20091390

2.5 TON H/AC UNIT

3,500

10/12/2009

20041876

RE-ROOF W/25YR SH

3,000

10/15/2004

991677

VINYL SIDING

8,750

11/24/1999

10620

REPAIR/RRF

4,569

07/24/1997

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2699/664

3/11/2024

QC

U

I

11

100

GRANTOR: PROHASKA THOMAS R

GRANTEE: PROHASKA THOMAS R T

1292/0671

2/02/2005

WD

Q

I

265,000

GRANTOR: MICKLER MICHAEL J & R

GRANTEE: PROHASKA THOMAS R &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S40 E5 S8 E9 FGR=[YR=1993] S20 E12 N20 W12\$ E12 N48\$.