LOT 7
THE ISLANDS CLUB SUB PB 4/106

DAVIS JENNIFER L/MCNEILL RYAN
1782 CARILLON PARK DR
OVIEDO, FL 32765

2024

00-00-31-142A-0007-0000

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

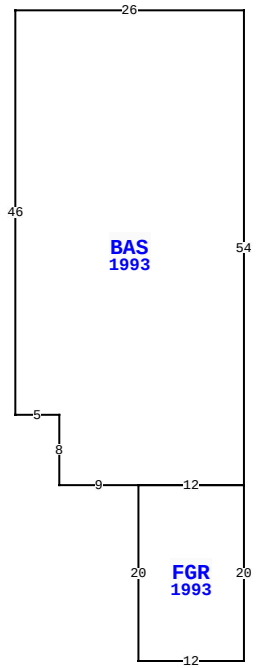
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1025.00		

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% - 1988 Heated Area: 1364 HX Base Yr 1988



533 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		4,975
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		489,662
SOH/AGL Deduction		388,639
ASSESSED VALUE		101,023
TOTAL EXEMPTION VALUE	HX HB WX SX	101,023
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		489,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		470,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101145	3 TON H/AC ONLY	3,300	07/14/2010
20080551	REPIPE H/C WATER	2,000	04/03/2008
20042106	INSTALL VINYL SID	5,000	11/10/2004
20041428	REROOF W/30YR ARC	4,000	08/09/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2695/1398	2/22/2024	WD	Q	I	01	582,900
GRANTOR: BOND JOAN B						
GRANTEE: DAVIS JENNIFER L						
0515/0708	4/20/1987	WD	Q	I		63,500
GRANTOR: BONDED INV & REALTY						
GRANTEE: BOND EDWARD & JOAN						

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	1243	WD DECK F	0	100	26	7	182.00	SF	8.00	8.00	100	2000	2000	3	20	291	
7	0351	CARPORT MT	0	100	26	7	182.00	SF	5.50	5.50	100	2000	2000	3	20	200	
8	0351	CARPORT MT	0	100	10	9	90.00	SF	5.50	5.50	100	2000	2000	3	20	99	
9	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2004	2004	3	22	422	
10	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 4,975

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 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS