

LOT 10
IN OR 2145/1895
NORTH POINTE PB 5/27

DILEO FRANK
925 TARPON AVE #10
FERNANDINA BEACH, FL 32034

2024

00-00-31-1470-0010-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																							
Exterior Wall	10	ABOVE AVG 100	0320	12	1,335	186.8568	177.51	236,976	1982	2000	0	0	0	11.00	89.00	VALUATION BY STANDARD																							
Roof Structur	03	GABLE/HIP 100	1 TOWNHOUSE - 100% - 2019										Heated Area: 1150										HX Base Yr 2019																
Roof Cover	03	COMP SHNGL 100															Tax Group: 2										Tax Dist:												
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE										210,909												
Interior Floo	14	CARPET 80															TOTAL MARKET OB/XF VALUE										3,312												
Interior Floo	08	SHT VINYL 20															TOTAL LAND VALUE - MARKET										150,000												
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE										364,221												
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction										207,399												
Bedrooms		2 100															ASSESSED VALUE										156,822												
Bathrooms		2.5 100															TOTAL EXEMPTION VALUE										50,000												
Frame	07	SPECIAL 100															BASE TAXABLE VALUE										106,822												
Stories	3.	3. 100															TOTAL JUST VALUE										364,221												
Units		0 100															NCON VALUE										0												
BUD8 Adjustme	02	DIST FB 100															INCOME VALUE																						
Quality			02	Quality Level 02													PREVIOUS YEAR MKT VALUE										365,588												
DOR CODE			0100	SINGLE FAMILY																																			
MAP NUM				MKT AREA													01																						
NEIGHBORHOOD/LOC			1017.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	541	100	541	85,469																																			
FCP	565	25	141	22,276																																			
FOP	68	30	20	3,160																																			
FST	20	55	11	1,738																																			
FST	24	55	13	2,054																																			
FUS	609	100	609	96,213																																			
TOTALS			1,827		1,335	210,909																																	
EXTRA FEATURES										925 TARPON AV 10, FERNANDINA BEACH										BLD DATE04/01/2014KKLGL DATE XF DATELAND DATE INC DATEAG DATE																			
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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	51.5	1,803																							
2	0810	CONCRETE A	0	100	22	22	484.00	SF	6.50	6.50	100	1982	1982	3	38	1,195																							
3	1242	WD DECK A	0	100	5	21	105.00	SF	13.50	13.50	100	1982	1982	3	20	284																							
4	1242	WD DECK A	0	100	3	4	12.00	SF	12.50	12.50	100	1982	1982	3	20	30																							