

LINEBERGER SABINA
925 TARPON AVE UNIT 12
FERNANDINA BEACH, FL 32035

00-00-31-1470-0012-0000

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	1,383	197.7706	187.88	259,838	1982	2000	0	0	0	11.00	89.00	VALUATION BY STANDARD													
Roof Structure	03	GABLE/HIP 100	1 TOWNHOUSE - 0% - 0													Heated Area: 1218 HX Base Yr													
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 231,256													
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 1,140													
Interior Floor	12	HARDWOOD 80														TOTAL LAND VALUE - MARKET 150,000													
Interior Floor	11	CLAY TILE 20														TOTAL MARKET VALUE 382,396													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 88,125													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 294,271													
Bedrooms		2 100														TOTAL EXEMPTION VALUE 0													
Bathrooms		2.5 100														BASE TAXABLE VALUE 294,271													
Bathrooms Frame	07	SPECIAL 100														TOTAL JUST VALUE 382,396													
Stories Units	3.	3. 100 0 100														NCON VALUE 0													
BUD8 Adjustme	02	DIST FB 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE 383,742																
Quality		02 Quality Level 02																											
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	90,462																									
BAS	68	100	68	11,371																									
FCP	565	25	141	23,577																									
FST	20	55	11	1,840																									
FST	24	55	13	2,173																									
FUS	609	100	609	101,833																									
TOTALS		1,827	1,383	231,256																									
EXTRA FEATURES					925 TARPON AV 12, FERNANDINA BEACH FL 32110										BLD DATE 03/25/2014 KK LGL 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	0810	CONCRETE A	0	0	10	24			6.50	100	1982	1982	3	38	593														
2	1242	WD DECK A	0	0	5	21			13.50	100	1982	1982	3	20	284														
3	1242	WD DECK A	0	0	5	21			12.50	100	1982	1982	3	20	263														
LAND DESCRIPTION TOTAL OB/XF 1,140																													
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-2	0.00	0.00	1.00	UT		1.00	1.00	1.00	150,000.00	150,000.00	150,000											
REVIEW DATE 12/09/2022 BY TWA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS																													