

LOT 17  
IN OR 682/272  
NORTH POINTE PB 5/27

BELLINGER JOSEPH N JR & BRENDA  
925 TARPON AVE #17  
FERNANDINA BEACH, FL 32034

2024

00-00-31-1470-0017-0000



| 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  | PAGE 1 of 1 2          |                   |            |                             |      |         |      |     |    |        |  |  |
| Exterior Wall                                                                                                                                 | 10               | ABOVE AVG 100  | 0320                               | 12                   | 1,335              | 193.8019    | 184.11         | 245,787        | 1983           | 2000      | 0       | 0           | 0      | 11.00   | 89.00                  | VALUATION SUMMARY |            |                             |      |         |      |     |    |        |  |  |
| Roof Structur                                                                                                                                 | 03               | GABLE/HIP 100  | 1 TOWNHOUSE - 100% - 2003          |                      |                    |             |                |                |                |           |         |             |        |         |                        | Heated Area: 1150 |            |                             |      |         |      |     |    |        |  |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100 |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                        | HX Base Yr 2003   |            |                             |      |         |      |     |    |        |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 100    |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Interior Floo                                                                                                                                 | 13               | LVT/LAMMT 80   |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Interior Floo                                                                                                                                 | 11               | CLAY TILE 20   |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Air Condition                                                                                                                                 | 03               | CENTRAL 100    |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Heating Type                                                                                                                                  | 04               | AIR DUCTED 100 |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Bedrooms                                                                                                                                      |                  | 2 100          |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Bathrooms                                                                                                                                     |                  | 2.5 100        |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Frame                                                                                                                                         | 07               | SPECIAL 100    |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Stories                                                                                                                                       | 3.               | 3. 100         |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| Units                                                                                                                                         |                  | 0 100          |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| BUD8 Adjustme                                                                                                                                 | 02               | DIST FB 100    |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| 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                                | 88,648               |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| FCP                                                                                                                                           | 565              | 25             | 141                                | 23,104               |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| FOP                                                                                                                                           | 68               | 30             | 20                                 | 3,277                |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| FST                                                                                                                                           | 20               | 55             | 11                                 | 1,802                |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| FST                                                                                                                                           | 24               | 55             | 13                                 | 2,130                |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| FUS                                                                                                                                           | 609              | 100            | 609                                | 99,789               |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| TOTALS                                                                                                                                        |                  |                | 1,827                              |                      | 1,335              | 218,750     |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                | 925 TARPON AV 17, FERNANDINA BEACH |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |
| 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     | 0 100                              | 10                   | 25                 | 250.00      | SF             | 6.50           | 6.50           | 100       | 1983    | 1983        | 3      | 41      | 666                    |                   |            |                             |      |         |      |     |    |        |  |  |
| 2                                                                                                                                             | 0810             | CONCRETE A     | 0 100                              | 11                   | 37                 | 407.00      | SF             | 6.50           | 6.50           | 100       | 1983    | 1983        | 3      | 41      | 1,085                  |                   |            |                             |      |         |      |     |    |        |  |  |
| 3                                                                                                                                             | 0500             | FP-PRE FAB     | 0 100                              | 0                    | 0                  | 1.00        | UT             | 3,500.00       | 3,500.00       | 100       | 1983    | 1983        | 3      | 54      | 1,890                  |                   |            |                             |      |         |      |     |    |        |  |  |
| 4                                                                                                                                             | 1242             | WD DECK A      | 0 100                              | 0                    | 0                  | 159.00      | SF             | 13.50          | 13.50          | 100       | 2009    | 2009        | 3      | 40      | 859                    |                   |            |                             |      |         |      |     |    |        |  |  |
| 5                                                                                                                                             | 1242             | WD DECK A      | 0 100                              | 4                    | 3                  | 12.00       | SF             | 12.50          | 12.50          | 100       | 2009    | 2009        | 3      | 40      | 60                     |                   |            |                             |      |         |      |     |    |        |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |                | TOTAL OB/XF                        |                      |                    |             |                |                |                |           |         |             |        |         |                        | 4,560             |            |                             |      |         |      |     |    |        |  |  |
| 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-2         | 0.00           | 0.00           | 1.00           | UT        |         | 1.00        | 1.00   | 1.00    | 150,000.00             | 150,000.00        | 150,000    |                             |      |         |      |     |    |        |  |  |
| REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS |                  |                |                                    |                      |                    |             |                |                |                |           |         |             |        |         |                        |                   |            |                             |      |         |      |     |    |        |  |  |