LOT 27
IN OR 2133/339
NORTH POINTE PB 5/27

WEISFELD ELINOR
925 TARPON AVE APT 27
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1470-0027-0000**

## BUILDING CHARACTERISTICS

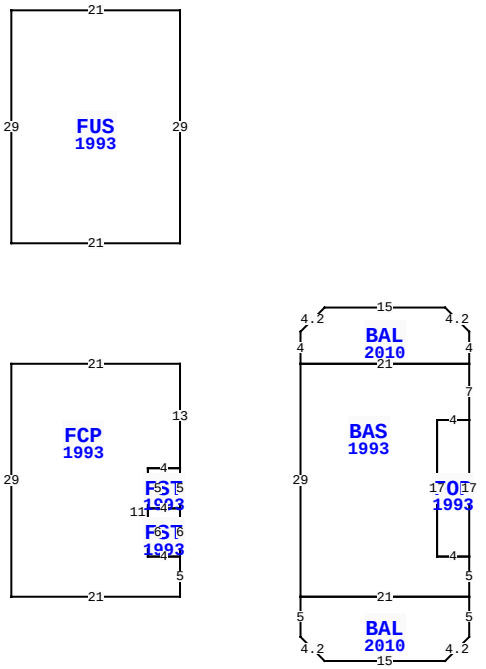
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 |
|---|---|---|---|---|
| BAL | 138 | 15 | 21 | 3,318 |
| BAL | 159 | 15 | 24 | 3,791 |
| 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 | 2,124 | | 1,380 | 218,018 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 12 | 1,380 | 186.8568 | 177.51 | 244,964 | 1983 | 2000 | 0 | 0 | 0 | 11.00 | 89.00 |

1 TOWNHOUSE - 100% - 2010 Heated Area: 1150 HX Base Yr 2010




925 TARPON AV 27, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 03/25/2015 KK | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## 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 | 0810 | CONCRETE A | 0 | 100 | 11 | 19 | 209.00 | SF | 6.50 | 6.50 | 100 | 1983 | 1983 | 3 | 41 | 557 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 3 | 4 | 12.00 | SF | 12.50 | 12.50 | 100 | 2009 | 2009 | 3 | 40 | 60 | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 218,018 |
| TOTAL MARKET OB/XF VALUE | | 617 |
| TOTAL LAND VALUE - MARKET | | 150,000 |
| TOTAL MARKET VALUE | | 368,635 |
| SOH/AGL Deduction | | 227,160 |
| ASSESSED VALUE | | 141,475 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 91,475 |
| TOTAL JUST VALUE | | 368,635 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 369,909 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20100259 | REMODEL | 4,000 | 02/08/2010 |
| 20010607 | REPAIR/RRF | 2,000 | 04/05/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2133/0339 | 5/15/2017 | QC | U | I | 11 | 100 |
| GRANTOR: WEISFELD JEFFREY M | | | | | | |
| GRANTEE: WEISFELD ELINOR | | | | | | |
| 1624/0914 | 6/09/2009 | WD | Q | I | 01 | 210,000 |
| GRANTOR: FOLEY LINDA | | | | | | |
| GRANTEE: WEISFELD JEFFREY M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FCP=[YR=1993] W21 S29 E21 N5 FST=[YR=1993] N6 FST=[YR=1993] N5 W4 S5 E4 $ W4 S6 E4 $ W4 N11 E4 N13 $ PTR= E15
BAL=[YR=2010] N4 U3 R3 E15 R3 D3 S4W21$ BAS=[YR=1993] E21 S7
FOP=[YR=1993] W4 S17 E4 N17 $ W4 S17 E4 S5 BAL=[YR=2010] S5 D3 L3 W15 U3 L3 N5 E21$ W21 N29$ W15$ PTR= N15
FUS=[YR=1993] N29 W21 S29 E21$ S15$.

## LAND DESCRIPTION

TOTAL OB/XF 617

| 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-2 | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 150,000.00 | 150,000.00 | 150,000 | | | | | | | |

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS