

DONOVAN MARJORIE A & JAMES L/E/
403 TARPON AVE #222
FERNANDINA BEACH, FL 32034

2024



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Floor

Clubhouse

2 100

Recreation

Hot Tub

HOT TUB 100

Recreation

Pool

POOL 100

Location

Interior

INTERIOR 100

View/Landscaping

Ocean View

OCEANVIEW 100

Desirable Features

2nd Floor

2ND FLOOR 100

Balcony

FOP

FOP 100

Parking

Cov/Open

COV/OPEN 100

Bedrooms

2 100

Bathrooms

2 100

Oth Rooms

2 100

Quality

03

Quality Level 03

DOR CODE

0400

CONDOMINIUM

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1021.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

TOTALS

1,422

1,422

EXTRA FEATURES

403 TARPON AV

222, 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

LAND DESCRIPTION

TOTAL OB/XF

0

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

REVIEW DATE

12/27/2023

BY

JW

Total Acres:

0.00

Total Land Value:

0

Market:

0

Agricultural:

0

Common:

0

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MARKET ADJUSTMENTS

AYB

EYB

ECON

FNCT

NORM

% COND

2001

2001

100

100

0

NASSAU COUNTY PROPERTY

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2

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

547,800

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

0

TOTAL MARKET VALUE

547,800

SOH/AGL Deduction

0

ASSESSED VALUE

547,800

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

497,800

TOTAL JUST VALUE

547,800

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

536,800

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2619/1887

2/13/2023

LE

U

I

11

100

GRANTOR: DONOVAN MARJORIE A &

GRANTEE: GREEN ANNE DONOVAN

2483/0762

7/29/2021

WD

Q

I

01

515,000

GRANTOR: ARNOLD FAMILY REV TRU

GRANTEE: DONOVAN MARJORIE A

BUILDING NOTES

BUILDING DIMENSIONS