



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	AP	NORM	% COND	VALUATION SUMMARY																												
Exterior Wall	16	WD FR STUC 70	0100	01	3,982	96.3900	91.57	364,632	1968	1968	0	0	50	28.73	21.27	VALUATION BY																												
Exterior Wall	23	REINF CONC 30	1 SINGLE FAM - 0% - 0										Heated Area: 2108					HX Base Yr					STANDARD																					
Roof Structur	03	GABLE/HIP 100											BUILDING MARKET VALUE										77,557																					
Roof Cover	04	BUILT-UP 50											TOTAL MARKET OB/XF VALUE										11,962																					
Roof Cover	12	MODULAR MT 50											TOTAL LAND VALUE - MARKET										318,000																					
Interior Wall	04	PLYWOOD 100											TOTAL MARKET VALUE										407,519																					
Interior Floo	09	PINE WOOD 50											SOH/AGL Deduction										15,054																					
Interior Floo	14	CARPET 50	ASSESSED VALUE																				392,465																					
Air Condition	03	CENTRAL 100	TOTAL EXEMPTION VALUE																				0																					
Heating Type	04	AIR DUCTED 100	BASE TAXABLE VALUE																				392,465																					
Bedrooms	3	100	TOTAL JUST VALUE																				407,519																					
Bathrooms	2	100	NCON VALUE																				0																					
Frame	02	WOOD FRAME 100	INCOME VALUE																																									
Stories	1.5	1.5 100	PREVIOUS YEAR MKT VALUE																				388,049																					
Units	0	100																																										
BUD8 Adjustme	02	DIST FB 100																																										
Occupancy	00	NONE 100																																										
Quality	03	Quality Level 03																																										
DOR CODE	0100	SINGLE FAMILY																																										
MAP NUM		MKT AREA	01										01																															
NEIGHBORHOOD/LOC	1041.0	100																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	340	100	340	6,622																																								
BAS	170	100	170	3,311																																								
BAS	170	100	170	3,311																																								
DCK	236	10	24	468																																								
DCK	256	10	26	506																																								
FOP	168	30	50	974																																								
FUS	1,428	100	1,428	27,813																																								
UEP	2,352	60	1,411	27,482																																								
UGR	748	45	337	6,564																																								
UOP	128	20	26	506																																								
TOTALS	5,996		3,982	77,557																																								
EXTRA FEATURES					837 TARPON AVE, FERNANDINA BEACH																		BLD DATE					LGL DATE					03/20/2024					MLU						
										XF DATE					LAND DATE																													
										INC DATE					AG 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	0861	POOL GUNIT	0	0	34	16	544.00	SF	85.00	85.00	100	1980	1980	3	20	9,248																												
2	0810	CONCRETE A	0	0	49	18	882.00	SF	6.50	6.50	100	1968	1968	3	20	1,147																												
3	0845	KOOL DECK	0	0	100	3	300.00	SF	7.25	7.25	100	1980	1980	3	32.5	707																												
4	0940	SHEDS/PORT	0	0	10	9	90.00	SF	30.00	30.00	100	1980	1980	3	20	540																												
5	0810	CONCRETE A	0	0	12	3	36.00	SF	6.50	6.50	100	1968	1968	3	20	47																												
6	0350	CARPORT WD	0	0	7	15	105.00	SF	13.00	13.00	100	1980	1980	3	20	273																												