UNIT 6331
FERNANDINA SHORES OR 267/354

BABOWICZ ANTHONY P & LAURA J
4328 DUNEWOOD PL
FERNANDINA BEACH, FL 32034

2025

00-00-31-1250-6331-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation CLUBHOUSE		CLUBHOUSE 100
Recreation POOL		POOL 100
Recreation TENNIS CT		TENNIS CT 100
Location INTERIOR		INTERIOR 100
View Lump TYPICAL		TYPICAL 100
Balcony FOP/PATIO		FOP/PATIO 100
Parking OPEN		OPEN 100
Bedrooms		2 100
Bathrooms		1.5 100
Oth Rooms		3 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM

MAP NUM | MKT AREA 01

NEIGHBORHOOD/LOC 1020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,178			1,178	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1250000		1,178				1974	1974	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

BLD DATE | LGL DATE
XF DATE | LAND DATE
INC DATE | AG DATE

631 TARPON AV 6331, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	372,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	372,000
SOH/AGL Deduction	0
ASSESSED VALUE	372,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	372,000
TOTAL JUST VALUE	372,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	362,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061347	REPAIR/RRF	1,413	06/15/2006
B8977	REMODEL	2,000	04/06/1995
B8743	REPAIR/RRF	12,000	12/07/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2544/1995	3/08/2022	WD	Q	I	01	370,000
GRANTOR: BLANCHARD BRUCE G						
GRANTEE: BABOWICZ ANTHONY P						
0812/1729	11/10/1997	QC	Q	I	06	100
GRANTOR: TANKERSLEY DEBORAH A						
GRANTEE: BLANCHARD BRUCE G						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS