

LOT 235
IN OR 1866/1711
GA FDNA BEACH #2 UNR

BOEHM MARK
426 A TARPON AVE
FERNANDIAN BCH, FL 32034

2025

00-00-31-134B-0235-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	966	100	2004	966	147,462
HXB	2,000	100	1995	2,000	305,305
HXG	760	55	1995	418	63,809
HXU	130	55	1995	72	10,991
SFB	144	80	2004	115	17,555

TOTALS	4,000			3,571	545,122
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	40	40	1,600.00	SF	6.50
2	0810	CONCRETE A	0	100	0	0	430.00	SF	6.50
3	1241	WD DECK G	0	100	0	0	476.00	UT	17.25
4	1241	WD DECK G	0	100	8	30	240.00	UT	17.25
5	1242	WD DECK A	0	100	6	3	18.00	SF	10.00
6	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50
7	0820	WOOD WALK	0	100	9	10	90.00	SF	11.75
8	0825	BRICK	0	100	10	5	50.00	SF	8.75
9	0825	BRICK	0	100	11	4	44.00	SF	8.75
10	0825	BRICK	0	100	0	0	137.00	SF	8.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	100	0006	R-2	50.00	100.00	50.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2700	01	3,571	132.1695	174.46	622,997	1995	1999		0	0	12.50	87.50	
1 DUPLEX - 69.73% - 2014 Heated Area: 3081 HX Base Yr 2014													
APT 2004 SFB 2004 HXU 1995 HXB 1995 HXG 1995 27 8 5 18 26 12 8 20 8 5 32 24 15 25 40 50 50													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
426 TARPON AVE A&B, FERNANDINA BEACH 03/20/2024 MLU													

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	40	40	1,600.00	SF	6.50	6.50	100	1995	1995	3	68	7,072	
2	0810	CONCRETE A	0	100	0	0	430.00	SF	6.50	6.50	100	1995	1995	3	68	1,901	
3	1241	WD DECK G	0	100	0	0	476.00	UT	17.25	17.25	100	1995	1995	3	20	1,642	
4	1241	WD DECK G	0	100	8	30	240.00	UT	17.25	17.25	100	1995	1995	3	20	828	
5	1242	WD DECK A	0	100	6	3	18.00	SF	10.00	10.00	100	1995	1995	3	20	36	
6	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	1995	1995	3	68	119	
7	0820	WOOD WALK	0	100	9	10	90.00	SF	11.75	11.75	100	2004	2004	3	40	423	
8	0825	BRICK	0	100	10	5	50.00	SF	8.75	8.75	100	2004	2004	3	95	416	
9	0825	BRICK	0	100	11	4	44.00	SF	8.75	8.75	100	2004	2004	3	95	366	
10	0825	BRICK	0	100	0	0	137.00	SF	8.75	8.75	100	2004	2004	3	95	1,139	

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1	000800	C	MULTI-FAMILY	100	0006	R-2	50.00	100.00	50.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 2 2									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					545,122				
TOTAL MARKET OB/XF VALUE					14,714				
TOTAL LAND VALUE - MARKET					265,000				
TOTAL MARKET VALUE					824,836				
SOH/AGL Deduction					393,862				
ASSESSED VALUE					430,974				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					380,252				
TOTAL JUST VALUE					824,836				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					799,551				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121841	H/AC	4,100	09/06/2012
20081071	METAL ROOF	11,300	06/25/2008
20012560	ELEC.EQUIP.& SRVC	4,000	11/27/2001
20012264	ADD PLUMB.FIXTURE	2,000	10/16/2001
20012251	ALTER AC & HEATIN	2,000	10/15/2001
20011822	FINISH 1ST FLOOR	10,000	08/08/2001

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1866/1711	7/01/2013	WD	Q	I	02	350,000			
GRANTOR: EMSWILER MARLIN C & N									
GRANTEE: BOEHM MARK									
0960/0602	12/01/2000	WD	Q	I	01	100			
GRANTOR: EMSWILER MARLIN C									
GRANTEE: EMSWILER MARLIN C &									

BUILDING NOTES									

BUILDING DIMENSIONS									
HXU=[YR=1995] W5 SFB=[YR=2004] W8 APT=[YR=2004] W27 S50 E15 HXG=[YR=1995] E25 N24 W5 N8 W20 S32\$ N32 E12 N18\$ S18 E8 N18\$ S26 E5 N26\$ PTR= E15 HXB=[YR=1995] E40 S50 W40 N50 \$ W15 \$.									

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