LOT 238-B
IN OR 885/1746
DECLARATION CVNTS & RSTR

VESTAL JANET L
432-B TARPON AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0238-00B0

BUILDING CHARACTERISTICS

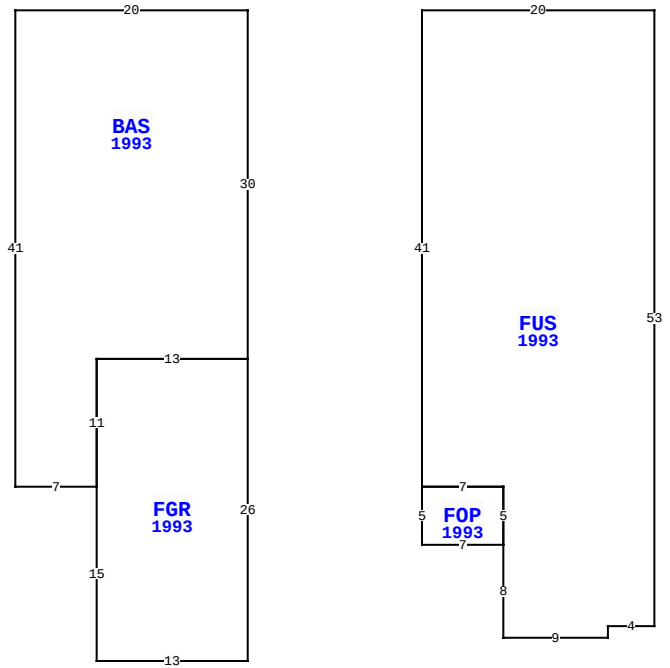
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	677	100	1993	677	64,568
FGR	338	55	1993	186	17,740
FOP	35	30	1993	10	954
FUS	985	100	1993	985	93,943
TOTALS	2,035			1,858	177,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,858	114.2190	114.22	212,221	1991	1991	0	0	0	16.50	83.50

1 TOWNHOUSE - 100% - 2000 Heated Area: 1662 HX Base Yr 2000



432 TARPON AVE B, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		177,205
TOTAL MARKET OB/XF VALUE		1,919
TOTAL LAND VALUE - MARKET		198,750
TOTAL MARKET VALUE		377,874
SOH/AGL Deduction		204,270
ASSESSED VALUE		173,604
TOTAL EXEMPTION VALUE	WX HX HB SX	105,722
BASE TAXABLE VALUE		67,882
TOTAL JUST VALUE		377,874
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0885/1746	6/04/1999	WD	Q	I		113,500
GRANTOR: PHELPS STEVEN W & JUL						
GRANTEE: VESTAL CURTIS D & J						
0657/0642	5/12/1992	WD	Q	I		81,900
GRANTOR: TREVETT HOMES INC						
GRANTEE: PHELPS STEVEN W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S41 E7 FGR=[YR=1993] S15 E13 N26 W13 S11$ N11 E13 N30$ PTR=E15 FUS=[YR=1993] E20 S53 W4 S1 W9 N8 FOP=[YR=1993] N5 W7 S5 E7 $ N5 W7 N41 $ W15 $.

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	0	0	456.00	SF	6.50	6.50	100	1991	1991	3	59.5	1,764	
2	1241	WD DECK G	0	100	8	7	56.00	UT	13.80	13.80	100	1991	1991	3	20	155	

LAND DESCRIPTION

TOTAL OB/XF 1,919

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	RES	100	0006	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.50	5,300.00	7,950.00	198,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 198,750 Market: 0 Agricultural: 0 Common: 198,750 PRINTED 07/30/2025 BY SYS