LOT 240
IN OR 2328/1609
GA FDNA BEACH #2 UNR

MASTIN WENDELL C & TAMMY S
438 TARPON AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0240-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

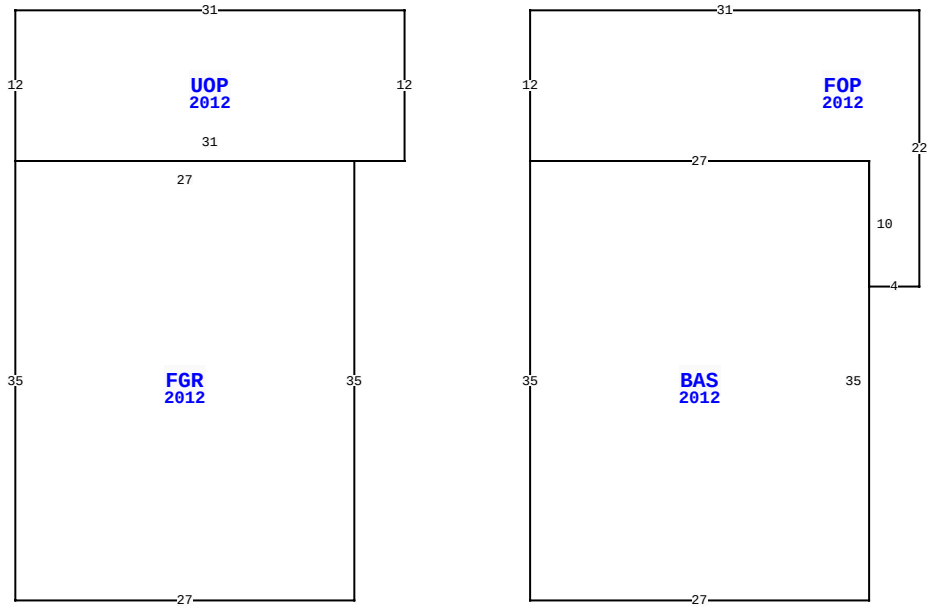
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1041.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	945	100	2012	945	140,277
FGR	945	55	2012	520	77,189
FOP	412	30	2012	124	18,407
UOP	372	20	2012	74	10,985
TOTALS	2,674			1,663	246,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,663	119.0000	157.08	261,224	2012	2012	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2020 Heated Area: 945 HX Base Yr 2020



438 TARPON AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		246,857
TOTAL MARKET OB/XF VALUE		8,444
TOTAL LAND VALUE - MARKET		265,000
TOTAL MARKET VALUE		520,301
SOH/AGL Deduction		138,137
ASSESSED VALUE		382,164
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		331,442
TOTAL JUST VALUE		520,301
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		508,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120872	4'-6' WOOD FENCE	0	05/15/2012
20112291	NEW CONSTR	158,000	12/28/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2328/1609	12/30/2019	WD	Q	I	01	416,000
GRANTOR: VENIERIS GEORGE REV L						
GRANTEE: MASTIN WENDELL C &						
1761/0631	10/11/2011	WD	Q	V	02	83,000
GRANTOR: COURSON CHARLES A TRU						
GRANTEE: VENIERIS GEORGE TRU						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2012] W31S12 FGR=[YR=2012] S35E27 N35W27$ E31N12$ PTR=E10 FOP=[YR=2012] S12 BAS=[YR=2012] S35E27N35 W27$ E27S10E4N22W31$ W10$.

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	48	27	1,296.00	SF	6.50	6.50	100	2012	2012	3	92	7,750	
2	0810	CONCRETE A	0	100	29	4	116.00	SF	6.50	6.50	100	2012	2012	3	92	694	

LAND DESCRIPTION

TOTAL OB/XF 8,444

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,300.00	5,300.00	265,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 07/30/2025 BY SYS