

ROSELLE DOUGLAS R & PEGGY
524 TARPON AVE
FERNANDINA BEACH, FL 32034

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																					
Exterior Wall	16	WD FR STUC 70								0900	01	2,410	106.9180	141.13	340,123	1978	1990	0	0	0	16.63	83.37	VALUATION BY								STANDARD																												
Exterior Wall	05	AVERAGE 30								1 SNGL FAM - 100% - 2016										Heated Area: 2140										HX Base Yr 2016										Tax Group: 2								Tax Dist:											
Roof Structur	03	GABLE/HIP 100																																						BUILDING MARKET VALUE								283,561											
Roof Cover	03	COMP SHNGL 100																																						TOTAL MARKET OB/XF VALUE								4,498											
Interior Wall	05	DRYWALL 100																																						TOTAL LAND VALUE - MARKET								397,500											
Interior Floo	14	CARPET 70																																						TOTAL MARKET VALUE								685,559											
Interior Floo	08	SHT VINYL 30																																						SOH/AGL Deduction								317,254											
Air Condition	03	CENTRAL 100																																						ASSESSED VALUE								368,305											
Heating Type	04	AIR DUCTED 100																																						TOTAL EXEMPTION VALUE								HX HB 50,722											
Bedrooms	4	100																																						BASE TAXABLE VALUE								317,583											
Bathrooms	3	100																																						TOTAL JUST VALUE								685,559											
Frame	02	WOOD FRAME 100																																						NCON VALUE								0											
Stories	1.5	1.5 100																																						INCOME VALUE																			
Units	0	100																																						PREVIOUS YEAR MKT VALUE								672,034											
BUD8 Adjustme	02	DIST FB 100																																																									
Occupancy	00	NONE 100																																																									
Quality	03	Quality Level 03																																																									
DOR CODE	0100	SINGLE FAMILY																																																									
MAP NUM		MKT AREA																																																									
NEIGHBORHOOD/LOC	1041.0100																																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																						
BAL	171	15	1993	26	3,059																																																						
BAS	884	100	1993	884	104,012																																																						
FOP	96	30	2018	29	3,412																																																						
FUS	676	100	1993	676	79,538																																																						
FUS	580	100	2018	580	68,243																																																						
STR	42	10	1993	4	471																																																						
UGR	342	45	1993	154	18,120																																																						
UOP	40	20	1993	8	941																																																						
UOP	133	20	1993	27	3,177																																																						
UST	48	45	1993	22	2,589																																																						
TOTALS	3,012			2,410	283,561																																																						
EXTRA FEATURES										524 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	0810	CONCRETE A	0	100	19	17	323.00	SF	6.50	6.50	100	1978	1978	3	28	588																																											
2	0810	CONCRETE A	0	100	27	8	216.00	SF	6.50	6.50	100	1985	1985	3	44	618																																											
3	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	1985	1985	3	20	1,200																																											
4	0810	CONCRETE A	0	100	39	3	117.00	SF	6.50	6.50	100	1995	1995	3	68	517																																											
5	0810	CONCRETE A	0	100	19	17	323.00	SF	6.50	6.50	100	1999	1999	3	75	1,575																																											
LAND DESCRIPTION										TOTAL OB/XF										4,498																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH		TOT LND UTS	UNIT TYPE	D T	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	75.00	100.00		75.00	FF		1.00	1.00	1.00	5,300.00	5,300.00	397,500																																									
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