LOT 243
IN OR 948/430
GA FDNA BEACH 2 UNR

ROBERTS DEBORAH
526 TARPON AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0243-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

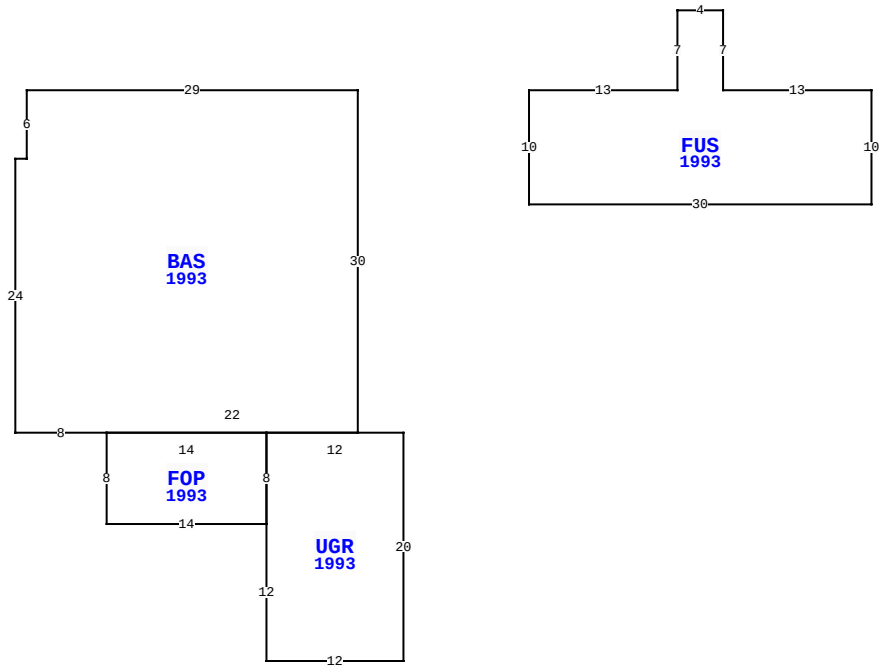
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	07	ASB SHNGLE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	894	100	1993	894	91,550
FOP	112	30	1993	34	3,482
FUS	328	100	1993	328	33,589
UGR	240	45	1993	108	11,059
TOTALS	1,574			1,364	139,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,364	101.9200	134.53	183,499	1940	1980	0	0	0	23.88	76.12

1 SNGL FAM – 100% - 2019 Heated Area: 1222 HX Base Yr 2019



526 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		139,679
TOTAL MARKET OB/XF VALUE		6,421
TOTAL LAND VALUE - MARKET		265,000
TOTAL MARKET VALUE		411,100
SOH/AGL Deduction		155,514
ASSESSED VALUE		255,586
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		204,864
TOTAL JUST VALUE		411,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051517	CHG OUT METER CAN	1,000	04/06/2005
20020739	WOOD DECK	2,000	04/29/2002
6192	GARAGE	1,900	10/01/1990
3162B	REMODEL	7,800	01/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0948/0430	9/06/2000	PR	Q	I	06	100
GRANTOR: LAMONT LUCILLE & CHAR						
GRANTEE: ROBERTS DEBORAH						
0442/0570	1/01/1985	WD	Q	I		39,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 S6 W1 S24 E8 FOP=[YR=1993] S8 E14
UGR=[YR=1993] S12 E12 N20 W12 S8 $ N8 W14 $ E22 N30 $ PTR=
E15 FUS=[YR=1993] E13 N7 E4 S7 E13 S10 W30 N10 $ 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	1242	WD DECK A	0	100	0	0	124.00	SF	10.00	10.00	100	1985	1985	3	20	248	
2	0810	CONCRETE A	0	100	32	11	352.00	SF	6.50	6.50	100	1991	1991	3	59.5	1,361	
3	0810	CONCRETE A	0	100	48	10	480.00	SF	6.50	6.50	100	1991	1991	3	59.5	1,856	
4	0810	CONCRETE A	0	100	0	0	395.00	SF	6.50	6.50	100	1997	1997	3	72	1,849	
5	1242	WD DECK A	0	100	16	28	448.00	SF	10.00	10.00	100	2002	2002	3	20	896	
6	0910	SCRN RM L	0	100	8	8	64.00	SF	15.00	15.00	100	2002	2002	3	20	192	
7	1243	WD DECK F	0	100	4	3	12.00	SF	8.00	8.00	100	2002	2002	3	20	19	

LAND DESCRIPTION

TOTAL OB/XF 6,421

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 07/30/2025 BY SYS