LOT 244-A
IN OR 1385/663
DECLARATION CVNTS & RSTR

ADKINS E MAX & JOAN D REVOCABLE LIVING TRUST/ADKIN
7566 LAKE FOREST CIRCLE
PORT RICHEY, FL 34668

2025

00-00-31-134B-0244-00A0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

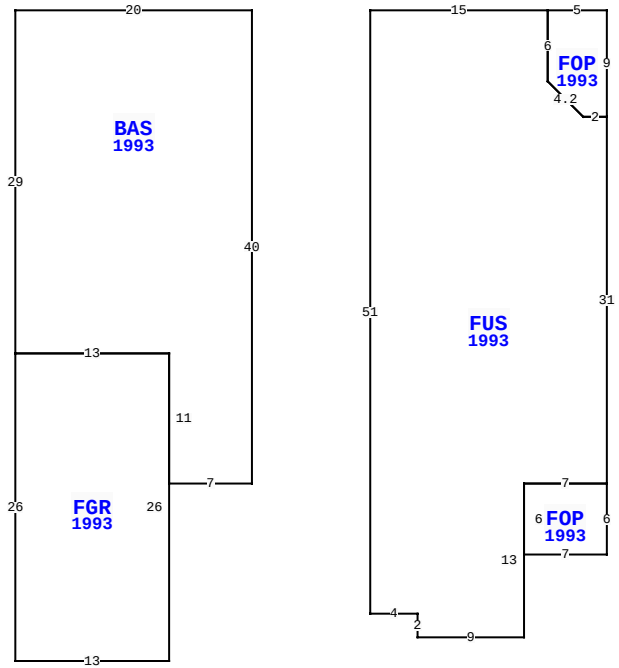
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	657	100	1993	657	105,078
FGR	338	55	1993	186	29,748
FOP	41	30	1993	12	1,919
FOP	42	30	1993	13	2,079
FUS	921	100	1993	921	147,301
TOTALS	1,999			1,789	286,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,789	190.4000	190.40	340,626	1992	1992	0	0	0	16.00	84.00

1 TOWNHOUSE – 0% - 0 Heated Area: 1578 HX Base Yr



528 TARPON AV A, 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	286,126
TOTAL MARKET OB/XF VALUE	6,479
TOTAL LAND VALUE - MARKET	198,750
TOTAL MARKET VALUE	491,355
SOH/AGL Deduction	79,620
ASSESSED VALUE	411,735
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	411,735
TOTAL JUST VALUE	491,355
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	374,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041532	REROOF	5,000	08/24/2004
19990439	ADDITIONAL CONCRE	1,000	05/17/1999
B969878	REPAIR/RRF	2,400	06/17/1996
6994	NEW CONSTR	92,000	04/13/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1385/0663	1/30/2006	TD	Q	I	01	100
GRANTOR: ADKINS JOAN DALE TRUS						
GRANTEE: ADKINS E MAX & JOAN						
0818/0655	12/30/1997	WD	Q	I	01	100,000
GRANTOR: ADKINS D DOUGLAS & JA						
GRANTEE: ADKINS JOAN DALE TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S29 FGR=[YR=1993] S26 E13 N26 W13$ E13 S11 E7 N40$ PTR= E10 FUS=[YR=1993] E15 FOP=[YR=1993] E5 S9 W2 U3 L3 N6$S6 D3 R3 E2 S31 FOP=[YR=1993] S6 W7 N6E7 $ W7 S13 W9 N2 W4 N51 $ W10 $. TR1993=S8W7N8 E7$ W7N6E7$ W7S1 3W9 N2 W4 N51 $ 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	0	0	0	455.00	SF	6.50	6.50	100	1992	1992	3	62	1,834	
2	1241	WD DECK G	0	0	8	7	56.00	UT	11.50	11.50	100	1992	1992	3	20	129	
3	0810	CONCRETE A	0	0	35	12	420.00	SF	6.50	6.50	100	1999	1999	3	75	2,048	
4	0810	CONCRETE A	0	0	23	3	69.00	SF	6.50	6.50	100	1999	1999	3	75	336	
5	0810	CONCRETE A	0	0	17	2	34.00	SF	6.50	6.50	100	1999	1999	3	75	166	
6	0476	VF 6 SBPL	0	0	0	0	96.00	LF	32.00	32.00	100	2005	2005	3	64	1,966	

LAND DESCRIPTION

TOTAL OB/XF 6,479

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	0	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