LOT 245-B
IN OR 1897/1049
GA FDNA BEACH #2 UNR

PEEPLES JOHN C
530B TARPON AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0245-00B0

BUILDING CHARACTERISTICS

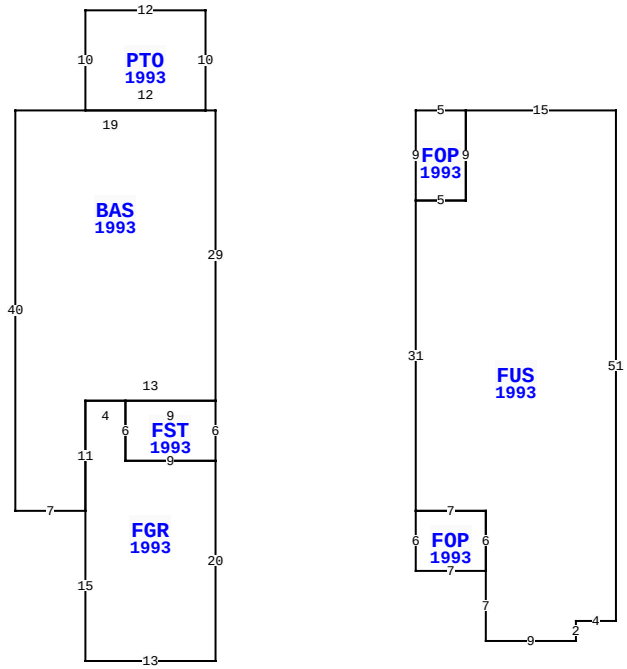
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	284	55	1993	156	24,950
FOP	42	30	1993	13	2,079
FOP	45	30	1993	14	2,239
FST	54	55	1993	30	4,798
FUS	916	100	1993	916	146,501
PTO	120	5	1993	6	959
TOTALS	2,118			1,792	286,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,792	190.4000	190.40	341,197	1992	1992	0	0	0	16.00	84.00

1 TOWNHOUSE - 100% - 2021 Heated Area: 1573 HX Base Yr 2021



530 TARPON AV 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		286,605
TOTAL MARKET OB/XF VALUE		4,192
TOTAL LAND VALUE - MARKET		198,750
TOTAL MARKET VALUE		489,547
SOH/AGL Deduction		152,133
ASSESSED VALUE		337,414
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		286,692
TOTAL JUST VALUE		489,547
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19991616	EXTEND DRIVEWAY	300	11/15/1999
10293	XFOB	2,450	02/06/1997
7039B	NEW CONSTR	92,000	05/07/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1897/1049	1/03/2014	WD	Q	I	01	240,000
GRANTOR: LYNN ROBERT W SR & VI						
GRANTEE: PEEPLES JOHN C						
0993/0664	6/21/2001	WD	Q	I		155,000
GRANTOR: NELSON CHRISTINE						
GRANTEE: LYNN ROBERT W SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 PTO=[YR=1993] N10 W12 S10 E12$ W19 S40 E7 FGR=[YR=1993] S15 E13 N20 FST=[YR=1993] N6 W9 S6 E9$ W9 N6 W4 S11$ N11 E13 N29$ PTR=E20 FOP=[YR=1993] E5 FUS=[YR=1993] E15 S51 W4 S2 W9 N7 FOP=[YR=1993] N6 W7 S6 E7 $ N6 W7 N31 E5 N9 $ S9 W5 N9 $ W20 $.

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	455.00	SF	6.50	6.50	100	1992	1992	3	62	1,834	
2	1241	WD DECK G	0	100	8	7	56.00	UT	11.50	11.50	100	1992	1992	3	20	129	
3	1241	WD DECK G	0	100	8	20	160.00	UT	15.53	15.53	100	1996	1996	3	23	571	
4	0810	CONCRETE A	0	100	34	10	340.00	SF	6.50	6.50	100	1999	1999	3	75	1,658	

LAND DESCRIPTION

TOTAL OB/XF 4,192

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