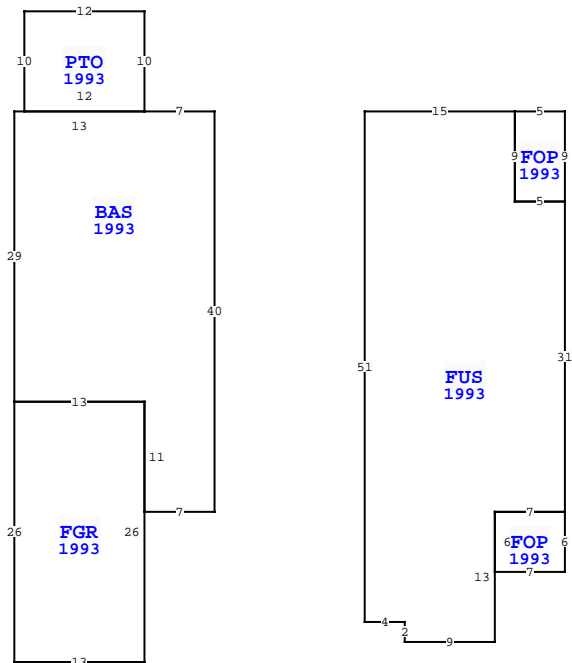


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

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	194.6500	194.65	348,813	1993	1993	0	0	0	15.50	84.50	
1 TOWNHOUSE - 0% - 2025 Heated Area: 1573 HX Base Yr													



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	108,063
FGR	338	55	1993	186	30,593
FOP	42	30	1993	13	2,138
FOP	45	30	1993	14	2,303
FUS	916	100	1993	916	150,663
PTO	120	5	1993	6	987
TOTALS	2,118			1,792	294,747

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			294,747
TOTAL MARKET OB/XF VALUE			2,519
TOTAL LAND VALUE - MARKET			198,750
TOTAL MARKET VALUE			496,016
SOH/AGL Deduction			0
ASSESSED VALUE			496,016
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			496,016
TOTAL JUST VALUE			496,016
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			382,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041795	REROOF W/30YR SHN	0	10/05/2004
20032494	H/AC	4,000	02/11/2003
20011988	WIDEN INTERIOR WA	1,000	09/06/2001
9949	REPAIR/RRF	5,500	07/29/1996
7581	NEW CONSTR	92,000	03/19/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2717/1154	6/10/2024	WD	Q	I	02	575,000
GRANTOR: KELLNER DENNIS &						
GRANTEE: HARVEY MICHAEL P &						
2189/1294	4/09/2018	WD	Q	I	05	490,000
GRANTOR: BELL SUSAN K						
GRANTEE: KELLNER DENNIS & TA						

EXTRA FEATURES	532 TARPON AV	A, 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	0	0	0	455.00	SF	6.50	6.50	100	1993	1993	3	64	1,893	
2	1241	WD DECK G	0	0	8	7	56.00	UT	11.50	11.50	100	1993	1993	3	20	129	
3	1241	WD DECK G	0	0	8	20	160.00	UT	15.53	15.53	100	1995	1995	3	20	497	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W7 PTO=[YR=1993] N10 W12 S10 E12 \$ W13 S29	
FGR=[YR=1993] S26 E13 N26 W13 \$ E13 S11 E7 N40 \$ PTR= E15	
FUS=[YR=1993] E15 FOP=[YR=1993] E5 S9 W5 N9 \$ S9 E5 S31	
POP=[YR=1993] S6 W7 N6 E7 \$ W7 S13 W9 N2 W4 N51 \$ W15 \$ .	

LAND DESCRIPTION		TOTAL OB/XF														2,519								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							