LOT 247-A
IN OR 2056/346
DECLARATION CVNTS & RSTR

MOORE JANE
534 TARPON AVE APT A
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0247-00A0

BUILDING CHARACTERISTICS

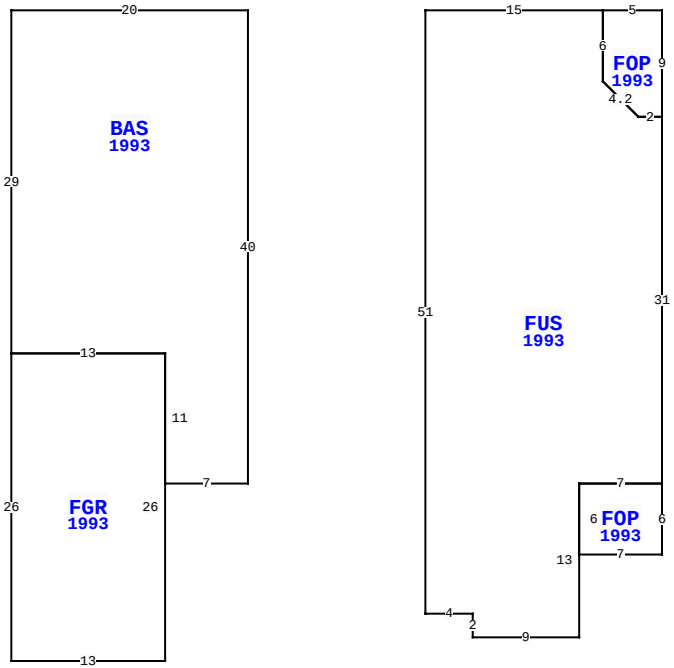
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	109,384
FGR	338	55	1993	186	30,968
FOP	41	30	1993	12	1,998
FOP	42	30	1993	13	2,164
FUS	921	100	1993	921	153,338
TOTALS	1,999			1,789	297,852

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	197.0300	197.03	352,487	1993	1993	0	0	0	15.50	84.50

1 TOWNHOUSE - 100% - 2020 Heated Area: 1578 HX Base Yr 2020



534 TARPON AV A, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		297,852
TOTAL MARKET OB/XF VALUE		6,922
TOTAL LAND VALUE - MARKET		198,750
TOTAL MARKET VALUE		503,524
SOH/AGL Deduction		171,628
ASSESSED VALUE		331,896
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		281,174
TOTAL JUST VALUE		503,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042382	REROOF W/30YR SHN	3,000	12/17/2004
969876	REPAIR/RRF	1,000	06/17/1996
7715	NEW CONSTR	92,000	05/21/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2056/0346	5/19/2016	WD	Q	I	01	270,000
GRANTOR: CARTUS FINANCIAL CORP						
GRANTEE: MOORE JANE						
2056/0343	4/08/2016	WD	U	I	12	270,000
GRANTOR: BOTKE DEBORAH M						
GRANTEE: CARTUS FINANCIAL CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S29 FGR=[YR=1993] S26 E13 N26 W13 $ E13 S11 E7 N40 $ PTR= E15 FUS=[YR=1993] E15 FOP=[YR=1993] E5 S9 W2 U3 L3 N6$ S6 D3 R3 E2 S31 FOP=[YR=1993] W7 S6 E7 N6 $ W7 S13 W9 N2 W4 N51 $ 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	0810	CONCRETE A	0	100	0	0	455.00	SF	6.50	6.50	100	1993	1993	3	64	1,893	
2	1241	WD DECK G	0	100	0	0	56.00	UT	13.80	13.80	100	1993	1993	3	20	155	
3	1241	WD DECK G	0	100	0	0	240.00	UT	15.53	15.53	100	1995	1995	3	20	745	
4	0810	CONCRETE A	0	100	33	12	396.00	SF	6.50	6.50	100	1999	1999	3	75	1,931	
5	0855	CONC PAVER	0	100	13	19	247.00	SF	10.00	10.00	100	2009	2009	3	89	2,198	

LAND DESCRIPTION

TOTAL OB/XF 6,922

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