

LOT 249
IN OR 2619/382
GA FDNA BEACH 2 UNR

DAVIS POLLY SUTTON TRUST/DAVIS POLLY SUTTON TRUSTE
538 TARPON AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0249-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	09	PINE WOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	04	Quality Level 04
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
BAL	20	15	1993	3	480
BAS	1,112	100	1993	1,112	177,989
FOP	35	30	1993	10	1,600
FUS	314	100	1993	314	50,260
STR	36	10	1993	4	640
UCP	192	20	1993	38	6,083
UST	60	45	1993	27	4,322
TOTALS	1,769			1,508	241,373

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	16	12		192.00	SF 6.50	100	1962
2	1242	WD DECK A	0	0	12	24		288.00	SF 10.00	100	2004
3	1241	WD DECK G	0	0	16	12		192.00	UT 17.25	100	2024

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0	0006	R-2	75.00	100.00	75.00	FF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,508	131.0904	173.04	260,944	1962	2008	0	0	7.50	92.50
1 SNGL FAM - 0% - 0											
Heated Area: 1426											
HX Base Yr											
BLD DATE: 03/20/2024, XF DATE: 03/20/2024, INC DATE: 03/20/2024, LGL DATE: 03/20/2024, LAND DATE: 03/20/2024, AG DATE: 03/20/2024											

TOTAL OB/XF											
4,101											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		241,373	
TOTAL MARKET OB/XF VALUE		4,101	
TOTAL LAND VALUE - MARKET		397,500	
TOTAL MARKET VALUE		642,974	
SOH/AGL Deduction		57,476	
ASSESSED VALUE		585,498	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		585,498	
TOTAL JUST VALUE		642,974	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		631,500	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222327	REMODEL	0	07/18/2022
20052474	REROOF W/30YR SHN	7,000	08/18/2005
20021036	RELOCATE ELEC PAN	2,000	06/18/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2619/0382	2/14/2023	WD	U	I	11	100	
GRANTOR: DAVIS POLLY S							
GRANTEE: DAVIS POLLY SUTTON							
2327/0016	12/23/2019	QC	U	I	11	100	
GRANTOR: DAVIS EDWIN S							
GRANTEE: DAVIS POLLY S							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W50 S29 E24 N8 FOP=[YR=1993] E7 N5 W7 S5 \$ N5 E26 UCP=[YR=1993] E12 N16 UST=[YR=1993] N5 W12 S5 E12 \$ W12 S16 \$ N16 \$ PTR= E30 BAL=[YR=1993] E5 FUS=[YR=1993] N1 E2 N1 E20 S15 W20 N7 W2 N6\$ S4 W2 STR=[YR=1993] S12 W3 N12 E3\$ W3 N4\$ W30\$.											