

N 31.85' OF LOT 250
IN OR 2132/717
GA FDNA BEACH #2 UNR

KENT RONALD & SUSAN A L/E/
5707 ROYAL CREEK TRL
KINGWOOD, TX 77345-3101

2025

00-00-31-134B-0250-0010



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	07	CORK/VTILE 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	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
BAS	654	100	1998	654	67,681
FGR	320	55	1998	176	18,214
FOP	20	30	1998	6	621
FUS	946	100	1998	946	97,900
TOTALS	1,940			1,782	184,415

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	10	18	180.00	SF	6.50	6.50	854
2	1241	WD DECK G	0	0	8	16	128.00	UT	15.53	15.53	497
3	0819	CONC 12"	0	0	4	5	20.00	SF	9.50	9.50	143
4	0810	CONCRETE A	0	0	13	45	585.00	SF	6.50	6.50	2,776
5	0810	CONCRETE A	0	0	0	0	87.00	SF	6.50	6.50	413
6	0855	CONC PAVER	0	0	96	3	288.00	SF	7.00	7.00	1,693

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	0	0006	R-2	31.00	100.00	31.00	FF	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0320	01	1,782	117.6000	117.60	209,563	1998	2000	0	0	0	12.00	88.00	
1 TOWNHOUSE - 0% - 0 Heated Area: 1600 HX Base Yr													

624 TARPON AVE A, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/20/2024 MLU													
TOTAL OB/XF 6,376													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		184,415	
TOTAL MARKET OB/XF VALUE		6,376	
TOTAL LAND VALUE - MARKET		180,730	
TOTAL MARKET VALUE		371,521	
SOH/AGL Deduction		0	
ASSESSED VALUE		371,521	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		371,521	
TOTAL JUST VALUE		371,521	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		363,471	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122423	REROOF W/30YR SHN	4,000	12/03/2012
972234	NEW CONSTR	0	11/05/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2132/0717	6/29/2017	WD	U	I	11
GRANTOR: KENT RONALD J & SUSAN					SALE PRICE
GRANTEE: KENT RONALD & SUSAN					
1398/1386	3/24/2006	WD	Q	I	355,000
GRANTOR: SEWARD GENE P & ANN M					
GRANTEE: KENT RONALD J & SUS					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1998] W18 S13 W3 S20 E5 FGR=[YR=1998] S20 E16 N20 W16 \$ E16 N33 \$ PTR= E20 FUS=[YR=1998] E18 S51 W16 N12 FOP=[YR=1998] N4 W5 S4 E5 \$ N4 W5 N20 E3 N15 \$ W20 \$.											