

LOT 253
IN OR 2127/1237
GA FDNA BEACH #2 UNR

TITLE TIMOTHY L/JOHANSON PAUL K
628 TARPON AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0253-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	12	CEDAR 60			
Exterior Wall	16	WD FR STUC 40			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	11	CLAY TILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	ATR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
BUD8 Adjustme	02	DIST FB 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
BAL	266	15	1993	40	2,511
BAS	888	100	1993	888	55,756
FOP	168	30	1993	50	3,140
FUS	954	100	1993	954	59,900
STP	66	10	1993	7	440
STR	64	10	1993	6	377
UGR	338	45	1993	152	9,544
UOP	260	20	1993	52	3,265
TOTALS	3,004			2,149	134,932

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	% COND
0100	01	2,149	111.1320	111.13	238,818	1987	1987	0	0	25	18.50
1 SINGLE FAM - 100% - 2018 Heated Area: 1842 HX Base Yr 2018											
BLD DATE						LGL DATE					
XF DATE						LAND DATE	03/20/2024				
INC DATE						AG DATE	MLU				

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				134,932		
TOTAL MARKET OB/XF VALUE				2,718		
TOTAL LAND VALUE - MARKET				265,000		
TOTAL MARKET VALUE				402,650		
SOH/AGL Deduction				179,771		
ASSESSED VALUE				222,879		
TOTAL EXEMPTION VALUE		HX HB		50,722		
BASE TAXABLE VALUE				172,157		
TOTAL JUST VALUE				402,650		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				397,089		
</						

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0	100	9	10	90.00	SF	6.50	6.50	100	1987	1987	3
2	0810	CONCRETE A	0	100	36	10	360.00	SF	6.50	6.50	100	2004	2004	3
3	0810	CONCRETE A	0	100	0	0	90.00	SF	6.50	6.50	100	2004	2004	3
TOTAL OB/XF 2,718														

BUILDING NOTES														
UOP=[YR=1993] W29 S10 BAS=[YR=1993] S37 FOP=[YR=1993] S7 E24 UGR=[YR=1993] E13 N26 W7 STP=[YR=1993] N11W6S11E6\$ W6 S26 \$ N7 W24 \$ E24 N37W24 \$ E24 N6 E5 N4\$ PTR= E15 BAL=[YR=1993] E29 S4 STR=[YR=1993] S6 E6 S4 W10 N10E4\$ W4S6 FUS=[YR=1993] S24 W1S8E1S5W26N37E26\$ W25N10\$ W15 \$.														

LAND DESCRIPTION														
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
1	000100	C	RES	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00
TOTAL OB/XF 2,718														
REVIEW DATE 03/21/2024 BY KBA														