LOT 254
IN OR 2303/656
GA FDNA BEACH #2 UNR

VOLLMAN STEVEN M & HEATHER D
630 TARPON AVE UNIT B
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0254-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

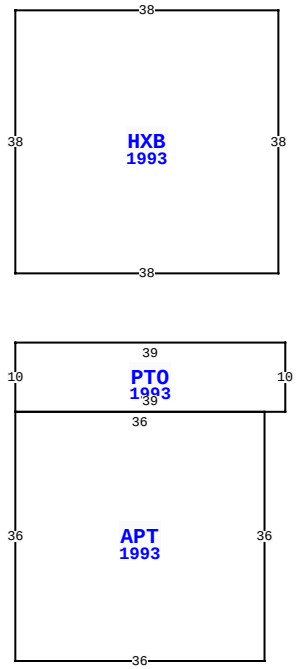
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1041.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,296	100	1993	1,296	147,655
HXB	1,444	100	1993	1,444	164,517
PTO	390	5	1993	20	2,279
TOTALS	3,130			2,760	314,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,760	102.1440	134.83	372,131	1992	1992	0	0	0	15.50	84.50

1 DUPLEX – 52.32% - 2020 Heated Area: 2740 HX Base Yr 2020



630 TARPON AVE U&D, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		314,451
TOTAL MARKET OB/XF VALUE		11,990
TOTAL LAND VALUE - MARKET		265,000
TOTAL MARKET VALUE		591,441
SOH/AGL Deduction		165,528
ASSESSED VALUE		425,913
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		375,191
TOTAL JUST VALUE		591,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		576,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061646	REROOF W/30YR SHN	4,000	07/12/2006
20051830	H/AC	2,000	05/23/2005
20033171	REPAIR/RRF	1,000	05/29/2003
20010788	REMODEL	2,000	04/27/2001
6885	NEW CONSTR	95,900	01/30/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2303/0656	9/12/2019	WD	U	I	11	100
GRANTOR: PROPERTY LINK LLC						
GRANTEE: VOLLMAN STEVEN M &						
2258/1471	2/28/2019	WD	Q	I	01	435,000
GRANTOR: SUTTON BYROM E						
GRANTEE: PROPERTY LINK LLC						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W39 S10 APT=[YR=1993] S36 E36 N36 W36 $ E39
N10 $ PTR= N10W1 HXB=[YR=1993] N38 W38 S38 E38 $ S10E1$.

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	2,175.00	SF	6.50	6.50	100	1992	1992	3	62	8,765	
2	1241	WD DECK G	0	100	0	0	641.00	UT	20.13	20.13	100	1998	1998	3	25	3,225	

LAND DESCRIPTION

TOTAL OB/XF 11,990

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	000800	C	MULTI-FAMILY	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,300.00	5,300.00	265,000							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 07/30/2025 BY SYS