

LOT 257
IN OR 2520/1464
GA FDNA BEACH 2 UNR

OGLETREE MARK JACKSON/DENNIS SALLIE SOPHIA (JT/RS)
650 TARPON AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0257-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 70
Frame	04	REIN CONC 30
Stories	3.	3. 100
Units		0 100

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	781	100	2024	781	216,899
FGR	839	55	2024	461	128,029
FOP	24	30	2024	7	1,944
FOP	530	30	2024	159	44,157
FOP	530	30	2024	159	44,157
FOP	584	30	2024	175	48,601
FUS	1,532	100	2024	1,532	425,467
FUS	1,560	100	2024	1,560	433,243
STR	60	10	2024	6	1,666
STR	88	10	2024	9	2,499
TOTALS	6,528			4,849	1,346,664

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0855	CONC PAVER
2	0409	ELEVATOR R

MARKET ADJUSTMENTS

1 SFR CUST - 100% - 2024

Heated Area: 3873

HX Base Yr 2024

650 TARPON AV, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,346,664	
TOTAL MARKET OB/XF VALUE		20,770	
TOTAL LAND VALUE - MARKET		357,750	
TOTAL MARKET VALUE		1,725,184	
SOH/AGL Deduction		58,204	
ASSESSED VALUE		1,666,980	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		1,616,258	
TOTAL JUST VALUE		1,725,184	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,657,007	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0757	POOL	106,167	12/20/2023
20222341	NEW CONSTR	978,900	10/06/2022
2022-2341			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2575/1942	7/05/2022	FJ	U	V	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: OGLETREE MARK JACKS						
2520/1464	11/12/2021	WD	Q	V	01	359,500
GRANTOR: CROW CYNTHIA A & CARL						
GRANTEE: OGLETREE MARK J & S						

BUILDING NOTES	
BUILDING DIMENSIONS	
FUS=[YR=2024;ORIG=31,60] E45 S36 W45 N9 E4 N4 E7 N4 W11 N19 \$	
FUS=[YR=2024;ORIG=70,10] E45 S36 W45 N9 E4 N6 E6 N4 W6 N6 W4 N11 \$	
FGR=[YR=2024;ORIG=10,25] E9 N4 E26 S4 S8 S13 W35 N21 \$	
BAS=[YR=2024;ORIG=0,10] E45 S11 W26 S4 W9 S21 W10 N9 N27 \$	
FOP=[YR=2024;ORIG=21,87] E10 S8.11 D0.1R44 S8 W55 N17 \$	
FOP=[YR=2024;ORIG=-10,37] E10 S9 E45 S8 W55 N17 \$	
FOP=[YR=2024;ORIG=60,37] E10 S9 E45 S8 W55 N17 \$	
STR=[YR=2024;ORIG=70,21] E4 S6 E6 S4 W6 S6 W4 N16 \$	
STR=[YR=2024;ORIG=31,79] E11 S4 W7 S4 W4 N8 \$	
FOP=[YR=2024;ORIG=45,25] E3 S8 W3 N8 \$	

LAND DESCRIPTION										TOTAL OB/XF										20,770									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		R-2	75.00	100.00	75.00	FF		1.00	1.00	0.90	5,300.00	4,770.00	357,750												