LOT 259 & N 2FT OF 258
IN OR 2057/1016
GA FDNA BEACH # 2 UNR

WATSON HENRY & REBECCA
726 TARPON AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0259-0000

BUILDING CHARACTERISTICS

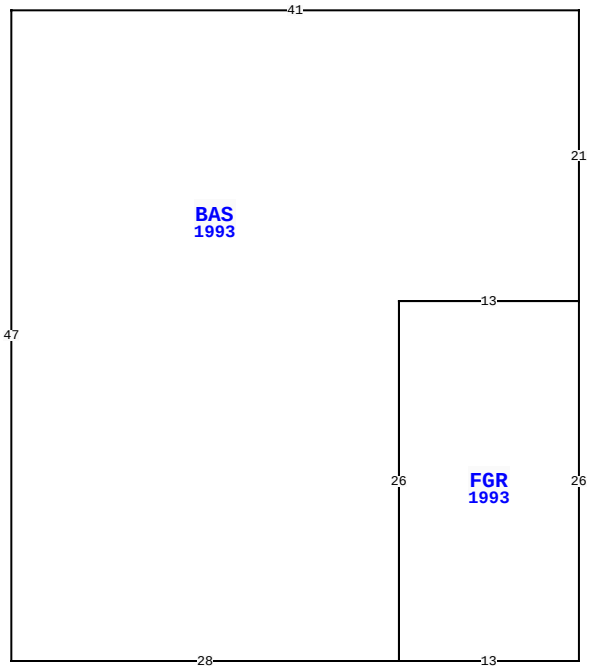
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	23	REINF CONC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 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
BAS	1,589	100	1993	1,589	207,252
FGR	338	55	1993	186	24,260
TOTALS	1,927			1,775	231,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,775	120.5000	159.06	282,332	1988	1988	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 2021 Heated Area: 1589 HX Base Yr 2021



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

726 TARPON AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		231,512
TOTAL MARKET OB/XF VALUE		9,847
TOTAL LAND VALUE - MARKET		275,600
TOTAL MARKET VALUE		516,959
SOH/AGL Deduction		106,486
ASSESSED VALUE		410,473
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		359,751
TOTAL JUST VALUE		516,959
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		506,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071494	REPLACE DECK	3,000	08/10/2007
4270	NEW CONSTR	50,000	04/27/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2057/1016	6/24/2016	WD	Q	I	01	339,000
GRANTOR: RED DOG PROPERTIES LL						
GRANTEE: WATSON HENRY & REBE						
2016/1964	11/20/2015	SW	U	I	12	221,000
GRANTOR: MORGAN STANLEY MORTGA						
GRANTEE: RED DOG PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 S47 E28 FGR=[YR=1993] E13 N26 W13 S26$ N26 E13 N21$.

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	43	32	1,376.00	SF	6.50	6.50	100	1988	1988	3	52	4,651	
2	1241	WD DECK G	0	100	0	0	272.00	UT	17.25	17.25	100	2007	2007	3	44	2,064	
3	0855	CONC PAVER	0	100	0	0	360.00	SF	10.00	10.00	100	2007	2007	3	87	3,132	

LAND DESCRIPTION

TOTAL OB/XF 9,847

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	000100	C	RES	100	0006	R-2	52.00	100.00	52.00	FF		1.00	1.00	1.00	5,300.00	5,300.00	275,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 275,600 Market: 0 Agricultural: 0 Common: 275,600 PRINTED 07/30/2025 BY SYS