

LOT 261 IN OR 1996/1659
EX N1/2 OF LOT 261
GA FDNA BEACH #2 UNR

LANGLOIS REBECCA P
730 TARPON AVE UNIT A
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0261-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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	664	100	2000	664	70,083
FGR	270	55	2000	148	15,621
FOP	54	30	2000	16	1,689
FUS	851	100	2000	851	89,821
TOTALS	1,839			1,679	177,213

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	100	45	19	855.00	SF	6.50	6.50	
2	1241	WD DECK G	0	100	0	0	178.00	UT	17.25	17.25	
3	0810	CONCRETE A	0	100	8	10	80.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	R-2	25.00	100.00	25.00	FF	

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS

2 TOWNHOUSE - 100% - 2016

Heated Area: 1515

HX Base Yr 2016

19

31

43

11

3.7

9

21

18

6

13

6

9

FGR 2000

19

43

45

2

2

17

FUS 2000

730 TARPON AVE	A, FERNANDINA BEACH
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TOTAL OB/XF											
5,553											

Total Acres: 0.00 Total Land Value: 198,750 Market: 0 Agricultural: 0 Common: 198,750

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											2
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						177,213					
TOTAL MARKET OB/XF VALUE						5,553					
TOTAL LAND VALUE - MARKET						198,750					
TOTAL MARKET VALUE						381,516					
SOH/AGL Deduction						136,040					
ASSESSED VALUE						245,476					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						194,754					
TOTAL JUST VALUE						381,516					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						373,764					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122093	REPAIR ROOF	2,000	10/10/2012
20122040	REPAIR/REPLACE	4,000	10/02/2012
2002616	NEW CONSTR	170,000	10/09/2000

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1996/1659	8/10/2015	WD	Q	I	02	240,500			
GRANTOR: NASSAU RURAL PROPERTI									
GRANTEE: LANGLOIS REBECCA P									
0935/0109	6/05/2000	WD	U	V	19	26,000			
GRANTOR: JORJ INC									
GRANTEE: NASSAU COMMERCIAL P									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000] W19 S31 FGR=[YR=2000] S21 E13 FOP=[YR=2000] E6 N9 W6 S9 \$ N18 U3 L2 W11 \$ E11 R2 D3 S9 E6 N43 \$ PTR= E10 FUS=[YR=2000] E19 S45 W17 N2 W2 N43 \$ W10 \$.											