

LOT 263
IN OR 1194/137
GA FDNA BEACH 2 UNR

MARTIN SCOTT ANTHONY
335 JACK DR
COCOA BEACH, FL 32931-3841

2025

00-00-31-134B-0263-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1041.0100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	840	100	1997	840	107,567
HXB	2,128	100	1997	2,128	272,501
HXG	1,360	55	1997	748	95,785

TOTALS	4,328			3,716	475,853
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	0	2,125.00	SF	6.50	6.50	100	1997
2	1241	WD DECK G	0	0	4	80.00	UT	11.50	11.50	100	1997
3	0810	CONCRETE A	0	0	4	24.00	SF	6.50	6.50	100	1997
4	1241	WD DECK G	0	0	7	140.00	UT	20.13	20.13	100	2004

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000800	C	MULTI-FAMILY	0	0006	R-2	50.00	100.00	50.00	FF	

REVIEW DATE	06/06/2024	BY	KBA
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	3,716	111.5100	147.19	546,958	1997	1998	0	0	0	13.00	87.00

1 DUPLEX - 0% - 0

Heated Area: 2968

HX Base Yr

30

10

28

28

30

55

27

40

APT
1997

40

52

52

12

3

16

3

12

HXB
1997

30

10

28

28

30

55

27

40

HXG
1997

734 TARPON AVE	U&D, FERNANDINA BEACH	BLD DATE		LGL DATE	
		XF DATE		LAND DATE	03/20/2024
		INC DATE		AG DATE	MLU

L N	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	0	0	2,125.00	SF	6.50	6.50	100	1997	1997	3	72	9,945	
2	1241	WD DECK G	0	0	4	80.00	UT	11.50	11.50	100	1997	1997	3	24	221	
3	0810	CONCRETE A	0	0	4	24.00	SF	6.50	6.50	100	1997	1997	3	72	112	
4	1241	WD DECK G	0	0	7	140.00	UT	20.13	20.13	100	2004	2004	3	32	902	

TOTAL OB/XF											
11,180											

Total Acres: 0.00	Total Land Value: 265,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
2											
VALUATION BY											
STANDARD											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
475,853											
TOTAL MARKET OB/XF VALUE											
11,180											
TOTAL LAND VALUE - MARKET											
265,000											
TOTAL MARKET VALUE											
752,033											
SOH/AGL Deduction											
92,966											
ASSESSED VALUE											
659,067											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
659,067											
TOTAL JUST VALUE											
752,033											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
729,667											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20021255	H/AC	1,000	07/22/2002
10478-B	NEW CONSTR	155,521	05/12/1997

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1194/0137	12/08/2003	QC	Q	I	01	100			
GRANTOR: MARTIN SCOTT A & ROBE									
GRANTEE: MARTIN SCOTT ANTHON									
0543/1126	5/24/1988	WD	Q	V		18,000			
GRANTOR: CATRON JAMES & C B									
GRANTEE: MARTIN SCOTT ET AL									

BUILDING NOTES											
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BUILDING DIMENSIONS											
HXG=[YR=1997] W10 APT=[YR=1997] W30 S28 E30 N28 \$ S28 W30 S27 E40 N55 \$ PTR= E15 HXB=[YR=1997] E40 S52 W12 S3 W16 N3 W12 N52 \$ W15 \$.											