LOT 267
IN OR 2610/60
GA FDNA BEACH 2 UNR

TARANTILES FAMILY TRUST/TARANTILES PAUL A TRUSTEE
826 TARPON AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0267-0000

BUILDING CHARACTERISTICS

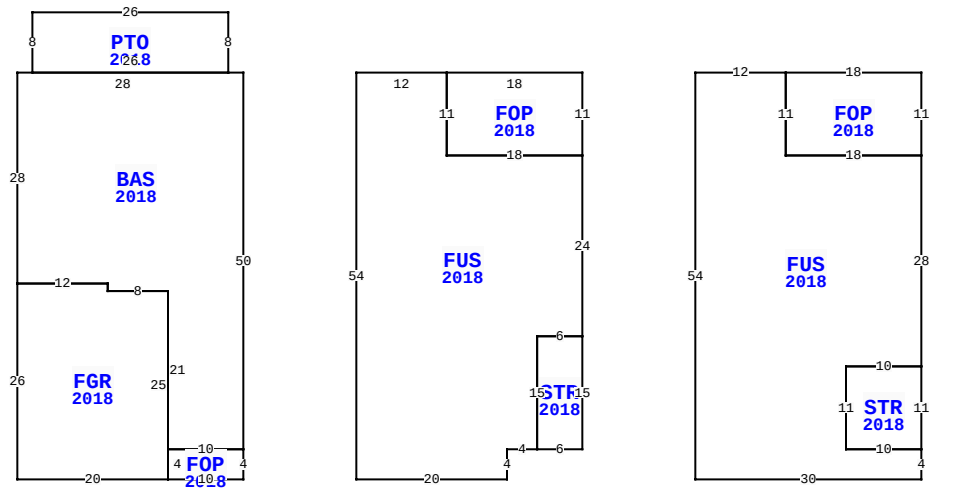
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100
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	1,068	100	2018	1,068	219,761
FGR	512	55	2018	282	58,026
FOP	40	30	2018	12	2,469
FOP	198	30	2018	59	12,141
FOP	198	30	2018	59	12,141
FUS	1,292	100	2018	1,292	265,853
FUS	1,312	100	2018	1,312	269,968
PTO	208	5	2018	10	2,058
STR	90	10	2018	9	1,852
STR	110	10	2018	11	2,263
TOTALS	5,028			4,114	846,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,114	133.7767	211.37	869,576	2018	2018	0	0	0	2.65	97.35

1 SFR CUST – 100% - 2023 Heated Area: 3672 HX Base Yr 2023



826 TARPON AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		846,532
TOTAL MARKET OB/XF VALUE		24,901
TOTAL LAND VALUE - MARKET		265,000
TOTAL MARKET VALUE		1,136,433
SOH/AGL Deduction		191,072
ASSESSED VALUE		945,361
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		894,639
TOTAL JUST VALUE		1,136,433
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,098,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-2568	861-208 855-263	73,155	03/07/2023
20172547	CO ISSUED	0	05/26/2018
20172547	NEW CONSTR	488,094	08/17/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2610/0060	12/19/2022	WD	U	I	11	100
GRANTOR: TARANTILES PAUL A & S						
GRANTEE: TARANTILES FAMILY T						
2531/0062	1/18/2022	WD	Q	I	01	1,349,000
GRANTOR: EVANS BRADLEY & CHRIS						
GRANTEE: TARANTILES PAUL A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W2 PTO=[YR=2018] N8 W26 S8 E26$ W28 S28 FGR=[YR=2018] S26 E20 FOP=[YR=2018] E10 N4 W10 S4$ N25 W8 N1 W12$ E12 S1 E8 S21 E10 N50$ PTR=E15 FUS=[YR=2018] E12 FOP=[YR=2018] E18 S11 W18 N11$ S11 E18 S24 STR=[YR=2018] S15 W6 N15 E6$ W6 S15 W4 S4 W20 N54$ W15$ PTR=E60 FUS=[YR=2018] E12 FOP=[YR=2018] E18 S11 W18 N11$ S11 E18 S28 STR=[YR=2018] S11 W10 N11 E10$ W10 S11 E10 S4 W30 N54$ W60$.

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	0811	CONCRETE B	0	100	0	0	801.00	SF	5.20	5.20	100	2018	2018	3	97	4,040	
2	1242	WD DECK A	0	100	0	0	116.00	SF	10.00	10.00	100	2018	2018	3	78	905	
3	0861	POOL GUNIT	0	100	0	0	208.00	SF	85.00	85.00	100	2024	2023		98	17,326	
4	0855	CONC PAVER	0	100	0	0	263.00	SF	10.00	10.00	100	2024	2023		100	2,630	

LAND DESCRIPTION

TOTAL OB/XF 24,901

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,300.00	5,300.00	265,000							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 07/30/2025 BY SYS