LOT 268
IN OR 2520/180
GA FDNA BEACH 2 UNR

ROSS ALAN W REV LIVING TRUST/ROSS KATHLEEN S LIVIN
828 B TARPON AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0268-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06

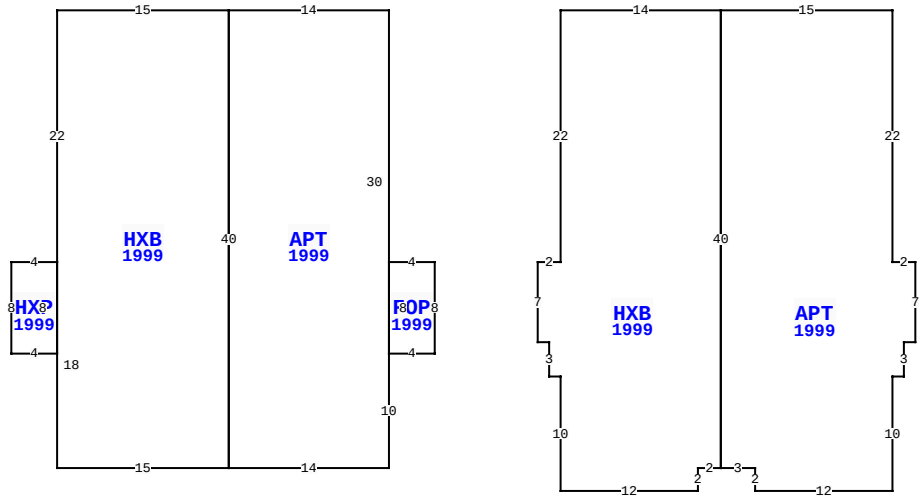
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1041.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	560	100	1999	560	114,538
APT	641	100	1999	641	131,105
FOP	32	30	1999	10	2,045
HXB	600	100	1999	600	122,719
HXB	601	100	1999	601	122,924
HXP	32	30	1999	10	2,045
TOTALS	2,466			2,422	495,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	11	2,422	167.0596	220.52	534,099	1999	2009	0	0	0	7.25	92.75

1 DUPLEX – 0% - 0 Heated Area: 2402 HX Base Yr



828 TARPON AVE A&B, 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	495,377
TOTAL MARKET OB/XF VALUE	22,265
TOTAL LAND VALUE - MARKET	265,000
TOTAL MARKET VALUE	782,642
SOH/AGL Deduction	0
ASSESSED VALUE	782,642
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	782,642
TOTAL JUST VALUE	782,642
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	759,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
01142019	XFOB - FENCE	0	10/31/2019
20061401	CIRCUIT - POOL PU	500	06/20/2006
20061145	FIBERGLASS SWIM P	14,500	05/24/2006
20052967	VINYL FENCE	3,100	11/04/2005
984661	NEW CONSTR	120,000	12/15/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2520/0180	12/09/2021	WD	Q	I	01	840,000
GRANTOR: NORTH FORT LLC						
GRANTEE: ROSS ALAN W REV LIV						
2224/0346	9/13/2018	WD	Q	I	01	600,000
GRANTOR: USHER KIP						
GRANTEE: NORTH FORT LLC						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1999] W14 HXB=[YR=1999] W15 S22 HXP=[YR=1999] W4 S8 E4 N8 $ S18 E15 N40 $ S40 E14 N10 FOP=[YR=1999] E4 N8 W4 S8 $ N30 $ PTR= E15 HXB=[YR=1999] E14 APT=[YR=1999] E15 S22 E2 S7 W1 S3 W1 S10 W12 N2 W3 N40 $ S40 W2 S2 W12 N10 W1 N3 W1 N7 E2 N22 $ W15 $.

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	0	7	29	203.00	SF	6.50	6.50	100	1999	1999	3	75	990	
2	1241	WD DECK G	0	0	7	29	203.00	UT	23.00	23.00	100	1999	1999	3	26	1,214	
3	0810	CONCRETE A	0	0	0	0	1,894.00	SF	6.50	6.50	100	1999	1999	3	75	9,233	
4	0866	POOL FIBER	0	0	23	8	184.00	SF	72.00	72.00	100	2006	2006	3	24	3,180	
5	0845	KOOL DECK	0	0	0	0	481.00	SF	14.50	14.50	100	2006	2006	3	86	5,998	
6	0479	VF PICKET	0	0	0	0	250.00	LF	10.00	10.00	100	2006	2006	3	66	1,650	

LAND DESCRIPTION

TOTAL OB/XF 22,265

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	000800	C	MULTI-FAMILY	0	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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 07/30/2025 BY SYS