LOT 1
IN OR 1167/1870
INGRAM DUNES PB 5/217

SANSBURY STEPHEN I III & PATRICIA
723 TARPON AV
FERNANDINA BEACH, FL 32034-2143

2025

00-00-31-140G-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

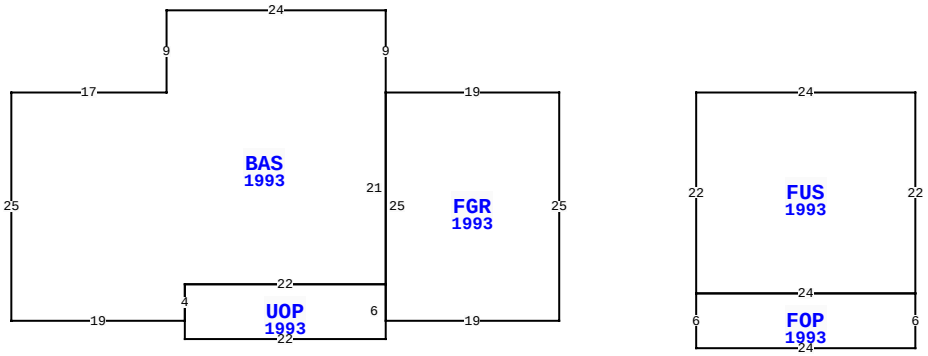
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1041.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,153	100	1993	1,153	155,197
FGR	475	55	1993	261	35,131
FOP	144	30	1993	43	5,787
FUS	528	100	1993	528	71,070
UOP	132	20	1993	26	3,500
TOTALS	2,432			2,011	270,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,011	119.2660	157.43	316,592	1989	1995	0	0	0	14.50	85.50

1 SNGL FAM – 100% - 2007 Heated Area: 1681 HX Base Yr 2007



723 TARPON AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		270,686
TOTAL MARKET OB/XF VALUE		5,564
TOTAL LAND VALUE - MARKET		387,589
TOTAL MARKET VALUE		663,839
SOH/AGL Deduction		379,417
ASSESSED VALUE		284,422
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		233,700
TOTAL JUST VALUE		663,839
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		651,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090770	H/AC	2,000	06/17/2009
20081465	REROOF W/30YR SHN	7,900	09/18/2008
20011561	4"CONCRETE SLAB	1,000	07/11/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1167/1870	9/04/2003	WD	Q	I		259,000
GRANTOR: KINNEY WILLIAM C & MO						
GRANTEE: SANSBURY STEPHEN I						
1003/0034	8/14/2001	WD	Q	I		225,000
GRANTOR: BONER EDWARD JR & MEL						
GRANTEE: KINNEY WILLIAM & MO						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W19 BAS=[YR=1993] N9 W24 S9 W17 S25 E19
UOP=[YR=1993] S2 E22 N6 W22 S4$ N4 E22 N21$ S25 E19 N25$
PTR=E15 FUS=[YR=1993] E24 S22 FOP=[YR=1993] S6 W24 N6 E24$
W24 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	100	36	17	612.00	SF	6.50	6.50	100	1989	1989	3	54.5	2,168	
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	1989	1989	3	54.5	266	
3	0810	CONCRETE A	0	100	9	19	171.00	SF	6.50	6.50	100	1989	1989	3	54.5	606	
4	0810	CONCRETE A	0	100	9	17	153.00	SF	6.50	6.50	100	2001	2001	3	79	786	
5	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	1995	1995	3	20	960	
6	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	2007	2007	3	27	778	

LAND DESCRIPTION

TOTAL OB/XF 5,564

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	71.00	105.00	71.00	FF		1.00	1.00	1.03	5,300.00	5,459.00	387,589							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 387,589 Market: 0 Agricultural: 0 Common: 387,589 PRINTED 07/30/2025 BY SYS