LOT 2
IN OR 1330/644
INGRAM DUNES PB 5/217

GODBOLE BHUSHAN A & RASHMI B
3140 SR 13
ST JOHNS, FL 32259

2025

00-00-31-140G-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

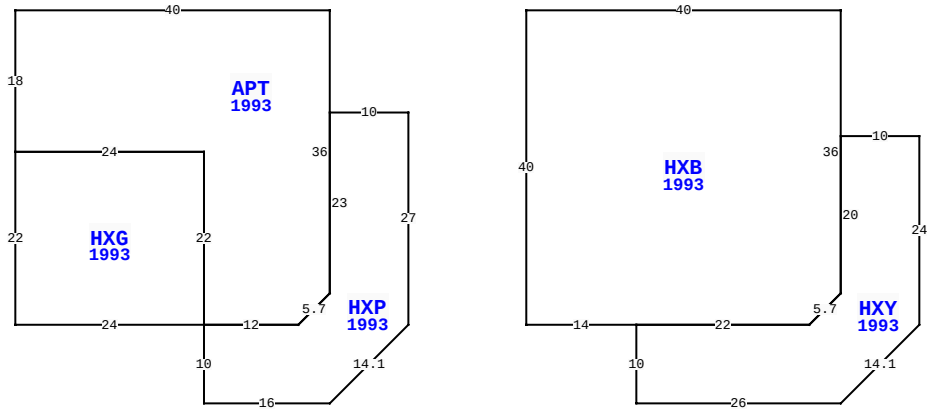
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	1041.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,064	100	1993	1,064	128,636
HXB	1,592	100	1993	1,592	192,471
HXG	528	55	1993	290	35,061
HXP	488	30	1993	146	17,652
HXY	558	15	1993	84	10,155
TOTALS	4,230			3,176	383,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	3,176	106.8120	140.99	447,784	1991	1995	0	0	0	14.25	85.75

1 DUPLEX – 0% - 0 Heated Area: 2656 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	383,975
TOTAL MARKET OB/XF VALUE	10,011
TOTAL LAND VALUE - MARKET	387,589
TOTAL MARKET VALUE	781,575
SOH/AGL Deduction	129,188
ASSESSED VALUE	652,387
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	652,387
TOTAL JUST VALUE	781,575
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	763,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121388	H/AC	3,600	07/12/2012
20041855	REROOF W/30YR SHN	3,000	10/13/2004
20021761	CHNGE OUT 200 AMP	1,000	10/10/2002
10433	REMODEL	0	04/17/1997
6745	ADDITION	3,000	09/20/1991
6375	NEW CONSTR	66,000	02/15/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1330/0644	7/01/2005	WD	Q	I		455,000
GRANTOR: PLEWS SUSAN M						
GRANTEE: GODBOLE BHUSHAN A &						
1330/0643	7/01/2005	QC	Q	I	06	100
GRANTOR: PLEWS DAVID F						
GRANTEE: PLEWS SUSAN M						

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

725 TARPON AVE U&D, FERNANDINA BEACH

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
2	0810	CONCRETE A	0	0	85	20	1,700.00	SF	6.50	6.50	100	1991	1991	3	59.5	6,575	
3	0810	CONCRETE A	0	0	37	4	148.00	SF	6.50	6.50	100	1991	1991	3	59.5	572	
4	1241	WD DECK G	0	0	4	20	80.00	UT	11.50	11.50	100	1991	1991	3	20	184	
5	1076	TRELLIS A	0	0	10	20	200.00	SF	7.50	7.50	100	1991	1991	3	20	300	

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W40 S18 HXG=[YR=1993] S22 E24 N22 W24 $ E24 S22 HXP=[YR=1993] S10E16 U10 R10 N27W10S23 L4 D4 W12$ E12 U4 R4 N36$ PTR=E25 HXB=[YR=1993] S40E14 HXY=[YR=1993] S10E26 R10 U10 N24W10S20 D4 L4 W22$ E22 U4 R4 N36 W40$ W25$.

LAND DESCRIPTION

TOTAL OB/XF 10,011

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

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 387,589 Market: 0 Agricultural: 0 Common: 387,589 PRINTED 07/30/2025 BY SYS