

LOT 4
THE ISLANDS CLUB SUB 4/106

MCLANE JENNIFER
527 TARPON AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-142A-0004-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																										
Exterior Wall	05	AVERAGE 100	0900	11	1,496	141.1986	186.38	278,824	1981	1995	0	0	0	14.25	85.75	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 2023													Heated Area: 1364													HX Base Yr												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 80																																							
Interior Floo	08	SHT VINYL 20																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		3 100																																							
Bathrooms		2 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units		0 100																																							
BUD8 Adjustme	02	DIST FB 100																																							
Quality			03	Quality Level 03																																					
DOR CODE			0100 SINGLE FAMILY																																						
MAP NUM																					MKT AREA		01																		
NEIGHBORHOOD/LOC			1025.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	1,364	100	1993	1,364	217,995																																				
FGR	240	55	1993	132	21,096																																				
TOTALS			1,604		1,496	239,092																																			
EXTRA FEATURES						527 TARPON AVE, FERNANDINA BEACH																																			
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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	46.5	1,628																									
2	0810	CONCRETE A	0	0	0	0	638.00	SF	6.50	6.50	100	1981	1981	3	32.5	1,348																									
3	1126	CB/STC 8"	0	0	10	3	30.00	SF	8.00	8.00	100	1981	1981	3	32.5	78																									
4	0850	PEBBLE WLK	0	0	46	4	184.00	SF	3.50	3.50	100	1981	1981	3	32.5	209																									
5	0850	PEBBLE WLK	0	0	10	9	90.00	SF	3.50	3.50	100	1981	1981	3	32.5	102																									
6	1126	CB/STC 8"	0	0	27	5	135.00	SF	8.00	8.00	100	1981	1981	3	32.5	351																									
TOTAL OB/XF																		3,716																							
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0	0006	R-3	43.00	100.00	1.00	UT		1.00	1.00	1.00	250,000.00	250,000.00	250,000																								
REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS																																									