

LOT 8
IN OR 391/681 & PT OR 429/722
THE ISLANDS CLUB SUB PB 4/106

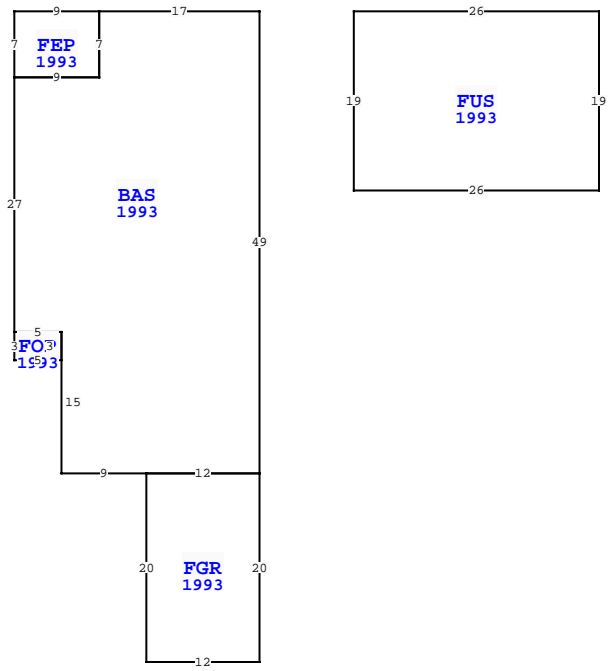
RUFFIN DAVID HARRIS
1372 MISSION SAN CARLOS DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-142A-0008-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
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	1.5	1.5	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
BAS	1,136	100	1993
FEP	63	80	1993
FGR	240	55	1993
FOP	15	30	1993
FUS	494	100	1993
TOTALS	1,948		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	11	1,816	138.4300	182.73	331,838	1981	2000		0	0	12.00	88.00	
1 SNGL FAM - 0% - 0 Heated Area: 1630 HX Base Yr													



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			292,017
TOTAL MARKET OB/XF VALUE			3,720
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			545,737
SOH/AGL Deduction			158,397
ASSESSED VALUE			387,340
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			387,340
TOTAL JUST VALUE			545,737
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			532,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210754	REPAIR/RRF	0	11/04/2021
20122377	REPAIR TOILET	0	11/27/2012
20090503	REPAIR/REPIPE EXI	3,500	04/23/2009
969611	REPAIR/RRF	1,600	02/16/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0391/0681	7/01/1983	WD	Q	I		70,000
GRANTOR:						
GRANTEE:						
0376/0159	12/01/1982	WD	Q	I		65,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES																								
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	0810	CONCRETE A	0	0	0	0	631.00	SF	6.50	6.50	100	1981	1981	3	32.5	1,333								
2	1126	CB/STC 8"	0	0	10	3	30.00	SF	8.00	8.00	100	1981	1981	3	32.5	78								
3	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								
4	0850	PEBBLE WLK	0	0	50	4	200.00	SF	3.50	3.50	100	1981	1981	3	32.5	228								
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								
TOTALS														1,948		1,816	292,017							

535 TARPON AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W17 FEP=[YR=1993] W9 S7 E9 N7\$ S7 W9 S27 FOP=[YR=1993] S3 E5 N3 W5\$ E5 S15 E9 FGR=[YR=1993] S20 E12 N20 W12\$ E12 N49\$ PTR= E10 FUS=[YR=1993] E26 S19 W26 N19\$ W10\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							