LOT 9
THE ISLANDS CLUB SUB PB 4/106

WILLIAMS MARION B L/E/
537 TARPON AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-142A-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

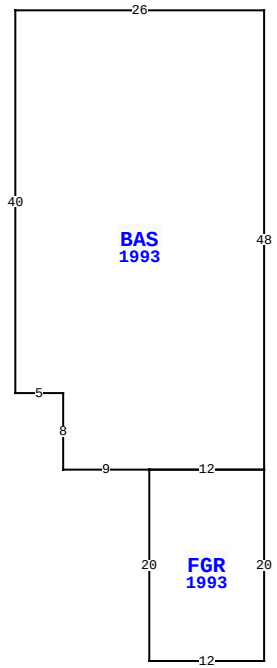
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,208	100	1993	1,208	202,862
FGR	240	55	1993	132	22,167
TOTALS	1,448			1,340	225,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,340	147.9296	195.27	261,662	1981	1995	0	0	0	14.00	86.00

1 SNGL FAM – 100% - 2005 Heated Area: 1208 HX Base Yr 2005



537 TARPON AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		225,029
TOTAL MARKET OB/XF VALUE		3,716
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		478,745
SOH/AGL Deduction		299,664
ASSESSED VALUE		179,081
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		128,359
TOTAL JUST VALUE		478,745
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		468,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121953	REROOF W/30YR ARC	3,000	09/24/2012
20022262	REMOVE SIDING & R	9,000	12/31/2002
97103470	RE-ROOF	1,500	03/03/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2717/284	6/03/2024	SW	U	I	11	100
GRANTOR: TAYLOR ROBERT ANDREW						
GRANTEE: ASSAM DRAGON1 LLC						
2573/1148	6/23/2022	QC	U	I	11	136,700
GRANTOR: WILLIAMS MARION B						
GRANTEE: TAYLOR ROBERT A & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S40 E5 S8 E9 FGR=[YR=1993] S20 E12 N20 W12 $ E12 N48$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	46.5	1,628	
2	0810	CONCRETE A	0	100	0	0	638.00	SF	6.50	6.50	100	1981	1981	3	32.5	1,348	
3	1126	CB/STC 8"	0	100	10	3	30.00	SF	8.00	8.00	100	1981	1981	3	32.5	78	
4	0850	PEBBLE WLK	0	100	46	4	184.00	SF	3.50	3.50	100	1981	1981	3	32.5	209	
5	0850	PEBBLE WLK	0	100	10	9	90.00	SF	3.50	3.50	100	1981	1981	3	32.5	102	
6	1126	CB/STC 8"	0	100	27	5	135.00	SF	8.00	8.00	100	1981	1981	3	32.5	351	

LAND DESCRIPTION

TOTAL OB/XF 3,716

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-3	43.00	100.00	1.00	UT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS