LOT 10
IN OR 1745/1355
THE ISLANDS CLUB SUB PB 4/106

GRANT LAURA
539 TARPON AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-142A-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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

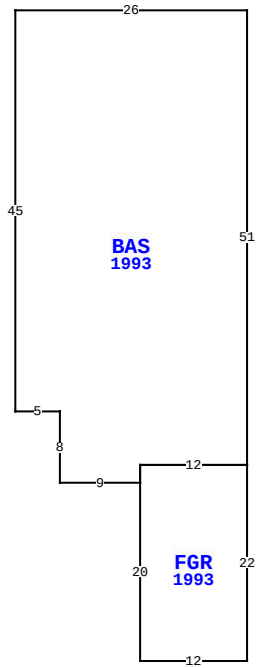
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,314	100	1993	1,314	232,637
FGR	264	55	1993	145	25,671
TOTALS	1,578			1,459	258,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,459	156.8729	207.07	302,115	1981	1995	0	0	0	14.50	85.50

1 SNGL FAM – 100% - 2012 Heated Area: 1314 HX Base Yr 2012



539 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		258,308
TOTAL MARKET OB/XF VALUE		4,213
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		512,521
SOH/AGL Deduction		315,010
ASSESSED VALUE		197,511
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		146,789
TOTAL JUST VALUE		512,521
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		500,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112261	7 WINDOWS & 3 DOO	17,022	12/21/2011
20111935	WOOD FENCE	0	10/26/2011
20111387	3 TON HV/AC UNIT	7,700	08/16/2011
20072004	REROOF W/25YR SHN	2,000	10/24/2007
20032995	SHINGLE REROOF	2,000	04/23/2003
8358	XFOB	2,135	05/31/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1745/1355	7/01/2011	WD	U	I	30	200,000
GRANTOR: GRANT BARBARA J						
GRANTEE: GRANT LAURA						
1704/1988	10/01/2010	PR	U	I	19	100
GRANTOR: GRANT BARBARA J P/R						
GRANTEE: GRANT BARBARA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S45 E5 S8 E9 FGR=[YR=1993] S20 E12 N22 W12 S2$ N2 E12 N51$.

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	1241	WD DECK G	0	100	0	0	216.00	UT	11.50	11.50	100	1994	1994	3	20	497	
5	0850	PEBBLE WLK	0	100	46	4	184.00	SF	3.50	3.50	100	1981	1981	3	32.5	209	
6	0850	PEBBLE WLK	0	100	10	9	90.00	SF	3.50	3.50	100	1981	1981	3	32.5	102	
7	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 4,213

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