LOT 1
IN OR 2309/918
NORTH POINTE PB 5/27

HARRIS CHRISTOPHER E & MELISSA
925 TARPON AVE #1
FERNANDINA BEACH, FL 32034

2025

00-00-31-1470-0001-0000

BUILDING CHARACTERISTICS

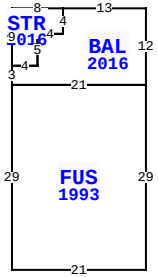
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	07	SPECIAL 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1017.00	

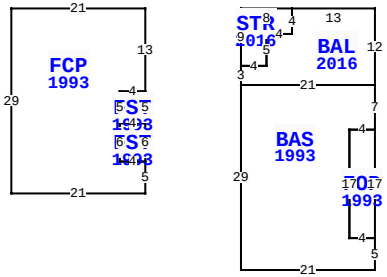
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	200	15	2016	30	6,006
BAL	200	15	2016	30	6,006
BAS	541	100	1993	541	108,297
FCP	565	25	1993	141	28,225
FOP	68	30	1993	20	4,004
FST	20	55	1993	11	2,202
FST	24	55	1993	13	2,602
FUS	609	100	1993	609	121,909
STR	52	10	2016	5	1,001
STR	52	10	2016	5	1,001
TOTALS	2,331			1,405	281,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,405	226.1896	226.19	317,797	1982	2000	0	0	0	11.50	88.50

1 TOWNHOUSE – 100% - 2021 Heated Area: 1150 HX Base Yr 2021





925 TARPON AVE 1, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

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	1982	1982	3	49	1,715	
2	0810	CONCRETE A	0	100	10	28	280.00	SF	6.50	6.50	100	1982	1982	3	35	637	
3	1242	WD DECK A	0	100	3	4	12.00	SF	12.50	12.50	100	1982	1982	3	20	30	
4	0855	CONC PAVER	0	100	0	0	390.00	SF	10.00	10.00	100	2021	2021	3	99	3,861	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		281,250
TOTAL MARKET OB/XF VALUE		6,243
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		462,493
SOH/AGL Deduction		225,225
ASSESSED VALUE		237,268
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		186,546
TOTAL JUST VALUE		462,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161238	DECK	0	05/02/2016
20131603	REMODEL	500	07/08/2013
20122368	KITCHEN&BATH REMO	20,000	11/27/2012
20051226	PANEL BOX REPLACE	2,000	02/11/2005
20011175	REROOF	2,000	05/23/2001
2004264	CHG OUT 400 AMP	0	10/27/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2309/0918	9/30/2019	WD	Q	I	05	340,000
GRANTOR: CECIL BRYANT & KIMBER						
GRANTEE: HARRIS CHRISTOPHER						
2031/1741	3/01/2016	WD	Q	I	01	177,500
GRANTOR: BESSELMAN JOHN P & TR						
GRANTEE: CECIL BRYANT & KIMB						

BUILDING NOTES

BUILDING DIMENSIONS

BAL=[YR=2016] W13 STR=[YR=2016] W8 S9 E4 N5 E4 N4$ S4 W4 S5 W4 S3 BAS=[YR=1993] S29 E21 N5 FOP=[YR=1993] N17 W4 S17 E4 $ W4 N17E4 N7 W21$ E21 N12$ PTR= W36 FCP=[YR=1993] W21 S29 E21 N5 FST=[YR=1993] N6 W4 S6 E4 $ W4 N6 FST=[YR=1993] E4 N5 W4 S5 $ N5 E4 N13$E36 $ PTR= N20 FUS=[YR=1993] N29 BAL=[YR=2016] N12 W13 STR=[YR=2016] W8 S9 E4 N5 E4 N4$ S4 W4 S5 W4 S3 E21$ W21 S29 E21 $ S20 $.

LAND DESCRIPTION

TOTAL OB/XF 6,243

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-2	0.00	0.00	1.00	UT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 12/09/2022 BY TWA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS