LOT 2
NORTH POINTE PB 5/27

JARMUSZ LINDA M & DAVID
PO BOX 456
FERNANDINA BEACH, FL 32034

2025

00-00-31-1470-0002-0000

BUILDING CHARACTERISTICS

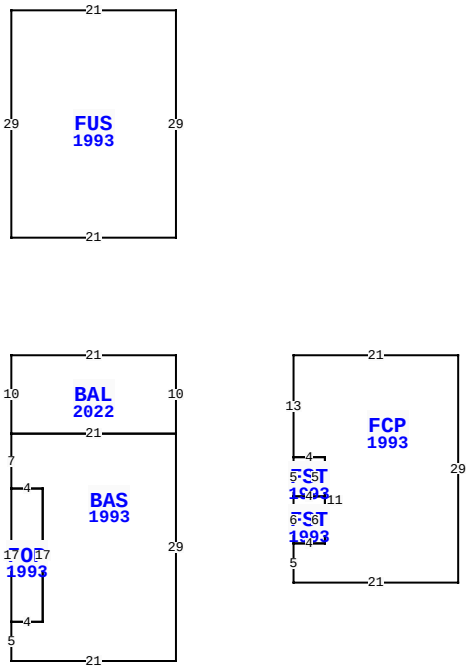
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	07	SPECIAL 100
Stories	3.	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	210	15	2022	32	6,164
BAS	541	100	1993	541	104,217
FCP	565	25	1993	141	27,162
FOP	68	30	1993	20	3,852
FST	20	55	1993	11	2,119
FST	24	55	1993	13	2,505
FUS	609	100	1993	609	117,316
TOTALS	2,037			1,367	263,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,367	217.6720	217.67	297,555	1982	2000	0	0	0	11.50	88.50

1 TOWNHOUSE – 0% - 0 Heated Area: 1150 HX Base Yr



925 TARPON AV 2, 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	0810	CONCRETE A	0	0	0	0	200.00	SF	6.50	6.50	100	1982	1982	3	35	455	
2	1242	WD DECK A	0	0	3	4	12.00	SF	12.50	12.50	100	2004	2004	3	21	32	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	263,336
TOTAL MARKET OB/XF VALUE	487
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	438,823
SOH/AGL Deduction	115,672
ASSESSED VALUE	323,151
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	323,151
TOTAL JUST VALUE	438,823
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	370,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042277	2 MAIN DISCONNECT	3,000	12/06/2004
20040488	FRONT BEAM REPLAC	3,000	03/15/2004
20040221	REPAIR DETER.BEAM	0	02/09/2004
20033731	REPLACE DECKING	1,000	08/22/2003
20011138	REROOF	0	05/16/2001
2004199	2-400 AMP DISCONN	0	10/19/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2417/1394	12/15/2020	WD	Q	I	01	305,000
GRANTOR: BOTTORFF ANDREW J						
GRANTEE: JARMUSZ LINDA M & D						
2312/0828	10/15/2019	WD	Q	I	01	271,000
GRANTOR: LANGLOIS JOSEPH R D J						
GRANTEE: BOTTORFF ANDREW J						

BUILDING NOTES

BUILDING DIMENSIONS

BAL=[YR=2022] W21 S10 BAS=[YR=1993] S7 FOP=[YR=1993] S17 E4 N17 W4 $ E4 S17 W4 S5 E21 N29 W21$ E21 N10$ PTR= E15
FCP=[YR=1993] E21 S29 W21N5 FST=[YR=1993] E4 N6 FST=[YR=1993] N5 W4S5 E4 $ W4 S6 $ E4 N11 W4 N13 $ W15 $ PTR= N15
FUS=[YR=1993] N29 W21 S29 E21 $ S15 $.

LAND DESCRIPTION

TOTAL OB/XF 487

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	0	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