LOT 3
NORTH POINTE PB 5/27

RAO RAJENDER
925 TARPON AVE #25
FERNANDINA BEACH, FL 32034

2025

00-00-31-1470-0003-0000

BUILDING CHARACTERISTICS

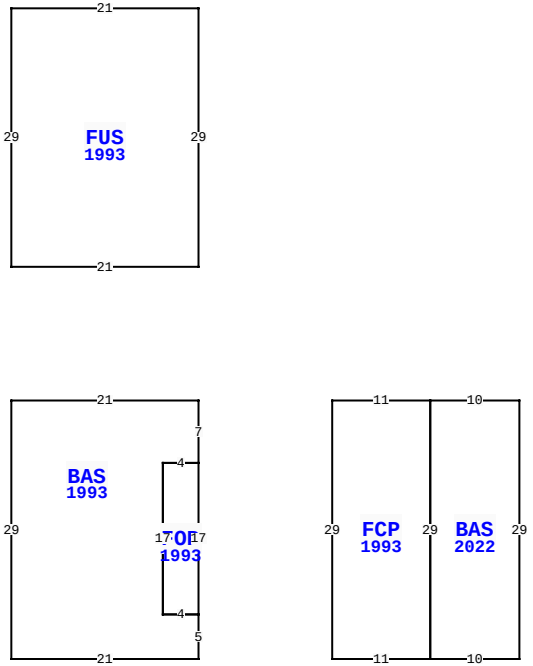
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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
BAS	541	100	1993	541	117,325
BAS	290	100	2022	290	62,891
FCP	319	25	1993	80	17,350
FOP	68	30	1993	20	4,337
FUS	609	100	1993	609	132,073
TOTALS	1,827			1,540	333,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,540	220.1690	220.17	339,062	1982	2020	0	0	0	1.50	98.50

1 TOWNHOUSE – 100% - 2023 Heated Area: 1440 HX Base Yr 2023



925 TARPON AV 3, 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	100	29	10	290.00	SF	6.50	6.50	100	1982	1982	3	35	660	
2	1242	WD DECK A	0	100	0	0	173.00	SF	13.50	13.50	100	2002	2002	3	20	467	
3	1242	WD DECK A	0	100	3	4	12.00	SF	12.50	12.50	100	2002	2002	3	20	30	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		333,976
TOTAL MARKET OB/XF VALUE		1,157
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		510,133
SOH/AGL Deduction		0
ASSESSED VALUE		510,133
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		459,411
TOTAL JUST VALUE		510,133
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		510,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152665	KITBATHRE	19,495	11/13/2015
R0040489	REPAIR/RRF	0	03/15/2004
20040221	REPAIR/RRF	0	02/09/2004
20011076	REROOF	2,000	05/14/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2563/0977	5/17/2022	WD	Q	I	01	567,000
GRANTOR: WILDES JAMES L JR & M						
GRANTEE: RAO RAJENDER						
1871/1090	7/19/2013	WD	Q	I	02	142,000
GRANTOR: HEGGENSTALLER BRUCE W						
GRANTEE: WILDES JAMES L JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 S29 E21 N5 FOP=[YR=1993] N17 W4 S17 E4 $ W4 N17 E4 N7 $ PTR= E15 FCP=[YR=1993] E11 BAS=[YR=2022] E10 S29 W10 N29$ S29 W11 N29$ W15 $ PTR= N15 FUS=[YR=1993] N29 W21 S29 E21 $ S15 $.

LAND DESCRIPTION

TOTAL OB/XF 1,157

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