LOT 5
NORTH POINTE PB 5/27

TUKEVA-EMRICK TRUST/TUKEVA JANICE L TRUSTEE
2452 SW 52 AVE
BUSHNELL, FL 33513

2025

00-00-31-1470-0005-0000

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	14	CARPET 80
Interior Floo	08	SHT VINYL 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

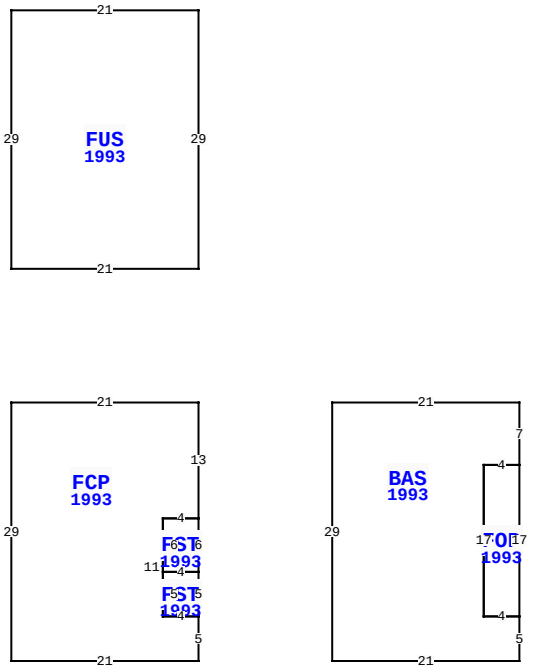
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	541	100	1993	541	102,407
FCP	565	25	1993	141	26,690
FOP	68	30	1993	20	3,786
FST	20	55	1993	11	2,082
FST	24	55	1993	13	2,461
FUS	609	100	1993	609	115,279
TOTALS	1,827			1,335	252,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,335	213.8864	213.89	285,543	1982	2000	0	0	0	11.50	88.50

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



925 TARPON AV 5, 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	28	10	280.00	SF	6.50	6.50	100	1982	1982	3	35	637	
2	1242	WD DECK A	0	0	5	21	105.00	SF	13.50	13.50	100	2003	2003	3	20	284	
3	1242	WD DECK A	0	0	3	4	12.00	SF	12.50	12.50	100	2003	2003	3	20	30	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	252,706
TOTAL MARKET OB/XF VALUE	951
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	428,657
SOH/AGL Deduction	122,965
ASSESSED VALUE	305,692
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,692
TOTAL JUST VALUE	428,657
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	361,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033664	DECKING & RAILS	1,000	08/13/2003
20010781	REROOF	2,000	04/25/2001
20003966	CANGE OUT 400 AMP	1,000	09/14/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2494/0703	8/31/2021	TD	U	I	11	100
GRANTOR: TUKEVA JANICE L & GAR						
GRANTEE: TUKEVA-EMRICK TRUST						
2207/0029	6/27/2018	WD	Q	I	01	235,000
GRANTOR: TOZZI GINO & KIM						
GRANTEE: TUKEVA JANICE L & G						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 951

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS