LOT 7
NORTH POINTE PB 5/27

MACK TERRIA
925 TARPON AVE UNIT 7
FERNANDINA BEACH, FL 32034

2025

00-00-31-1470-0007-0000

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 70
Interior Floo	11	CLAY TILE 30
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

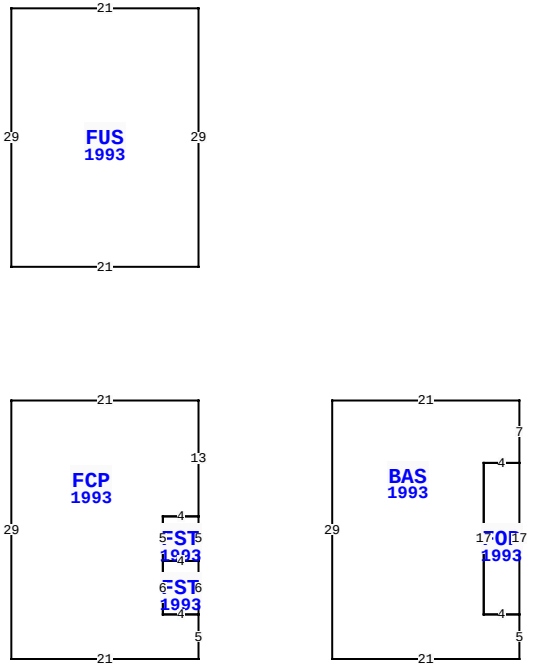
NEIGHBORHOOD/LOC 1017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	541	100	1993	541	107,210
FCP	565	25	1993	141	27,942
FOP	68	30	1993	20	3,963
FST	20	55	1993	11	2,180
FST	24	55	1993	13	2,576
FUS	609	100	1993	609	120,685
TOTALS	1,827			1,335	264,556

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	223.9182	223.92	298,933	1982	2000	0	0	0	11.50	88.50

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



925 TARPON AV 7, FERNANDINA BEACH

BLD DATE	04/01/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		264,556
TOTAL MARKET OB/XF VALUE		1,167
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		440,723
SOH/AGL Deduction		57,875
ASSESSED VALUE		382,848
TOTAL EXEMPTION VALUE	13	382,848
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		440,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060341	REPAIR/RRF	1,902	02/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2315/0011	9/12/2019	WD	Q	I	01	261,000
GRANTOR: ALTA TRUST						
GRANTEE: MACK TERRIA						
2235/1843	10/03/2018	FJ	U	I	11	0
GRANTOR: O'CONNELL RICHARD F E						
GRANTEE: ALTA TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

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 $ 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 $.

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	9	41	369.00	SF	6.50	6.50	100	1982	1982	3	35	839	
2	1242	WD DECK A	0	100	5	21	105.00	SF	13.50	13.50	100	2004	2004	3	21	298	
3	1242	WD DECK A	0	100	3	4	12.00	SF	12.50	12.50	100	1982	1982	3	20	30	

LAND DESCRIPTION

TOTAL OB/XF 1,167

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