LOT 11
NORTH POINTE PB 5/27

HEITZER JAMES S & ANGELA
925 TARPON AVE #11
FERNANDINA BEACH, FL 32034

2025

00-00-31-1470-0011-0000

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 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

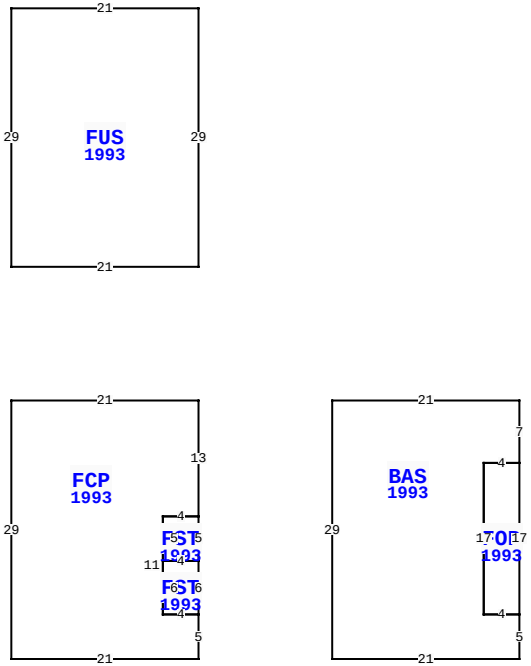
NEIGHBORHOOD/LOC 1017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	541	100	1993	541	103,312
FCP	565	25	1993	141	26,926
FOP	68	30	1993	20	3,820
FST	20	55	1993	11	2,101
FST	24	55	1993	13	2,482
FUS	609	100	1993	609	116,298
TOTALS	1,827			1,335	254,938

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	215.7792	215.78	288,066	1982	2000	0	0	0	11.50	88.50

1 TOWNHOUSE – 100% - 2022 Heated Area: 1150 HX Base Yr 2022



925 TARPON AV 11, 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	10	24	240.00	SF	6.50	6.50	100	1982	1982	3	35	546	
2	1242	WD DECK A	0	100	5	21	105.00	SF	12.50	12.50	100	2004	2004	3	21	276	
3	1242	WD DECK A	0	100	19	3	57.00	SF	12.50	12.50	100	1982	1982	3	20	143	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		254,938
TOTAL MARKET OB/XF VALUE		965
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		430,903
SOH/AGL Deduction		109,067
ASSESSED VALUE		321,836
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		271,114
TOTAL JUST VALUE		430,903
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131150	REMODEL	4,000	05/23/2013
20040018	XFOB	3,000	01/07/2004
20034316	REMODEL	5,000	12/17/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2406/1982	11/06/2020	WD	Q	I	02	320,000
GRANTOR: CARR HOUSTON H						
GRANTEE: HEITZER JAMES S & A						
1830/1137	12/17/2012	WD	Q	I	02	125,000
GRANTOR: HIGHTMAN PHILIP C TRU						
GRANTEE: CARR HOUSTON H						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W21 S29 E21 N5 FST=[YR=1993] N6 FST=[YR=1993] N5 W4 S5 E4 $ W4 S6 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 965

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