LOT 13
NORTH POINTE PB 5/27

MCGHEE WILLIAM ZACHARIAH & SUZANNE M
925 TARPON AVE #13
FERNANDINA BEACH, FL 32034

2025

00-00-31-1470-0013-0000

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 60
Interior Floo	14	CARPET 40
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

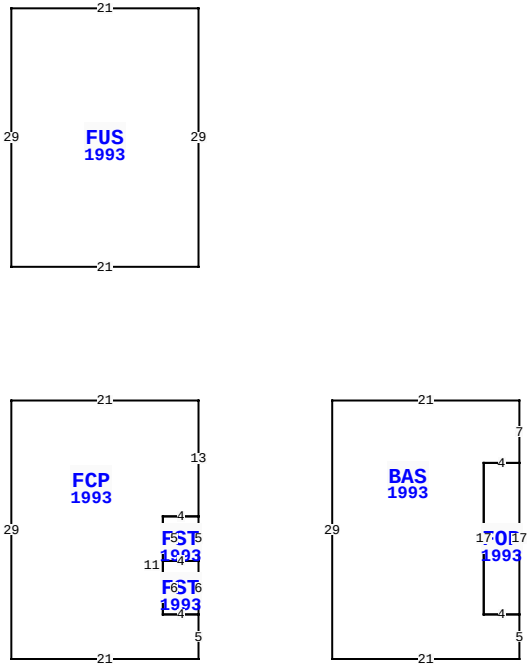
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	541	100	1993	541	103,495
FCP	565	25	1993	141	26,974
FOP	68	30	1993	20	3,826
FST	20	55	1993	11	2,105
FST	24	55	1993	13	2,487
FUS	609	100	1993	609	116,502
TOTALS	1,827			1,335	255,388

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	216.1578	216.16	288,574	1982	2000	0	0	0	11.50	88.50

1 TOWNHOUSE – 100% - 2025 Heated Area: 1150 HX Base Yr 2025



BLD DATE 03/26/2014 KK | LGL DATE
XF DATE | LAND DATE 05/07/2025 MLU
INC DATE | AG DATE

925 TARPON AV 13, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		255,388
TOTAL MARKET OB/XF VALUE		1,073
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		431,461
SOH/AGL Deduction		0
ASSESSED VALUE		431,461
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		380,739
TOTAL JUST VALUE		431,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052679	XFOB	2,000	09/20/2005
20040216	REPAIR/RRF	2,000	02/09/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2683/1378	12/07/2023	WD	Q	I	01	460,000
GRANTOR: SANDUSKY CHARLES E &						
GRANTEE: MCGHEE WILLIAM ZACH						
2263/0107	3/20/2019	WD	Q	I	01	270,000
GRANTOR: LEWIS RITCHIE N SR &						
GRANTEE: SANDUSKY CHARLES E						

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 $.

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	11	28	308.00	SF	6.50	6.50	100	1982	1982	3	35	701	
2	1242	WD DECK A	0	100	5	21	105.00	SF	13.50	13.50	100	1982	1982	3	20	284	
3	1242	WD DECK A	0	100	3	4	12.00	SF	12.50	12.50	100	1982	1982	3	20	30	
4	1243	WD DECK F	0	100	3	12	36.00	SF	8.00	8.00	100	1998	1998	3	20	58	

LAND DESCRIPTION

TOTAL OB/XF 1,073

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