LOT 15
NORTH POINTE PB 5/27

CARLSON REVOCABLE LIVING TRUST/CARLSON GRANT D TRU
925 TARPON AV 15
FERNANDINA BEACH, FL 32034

2025

00-00-31-1470-0015-0000

BUILDING CHARACTERISTICS

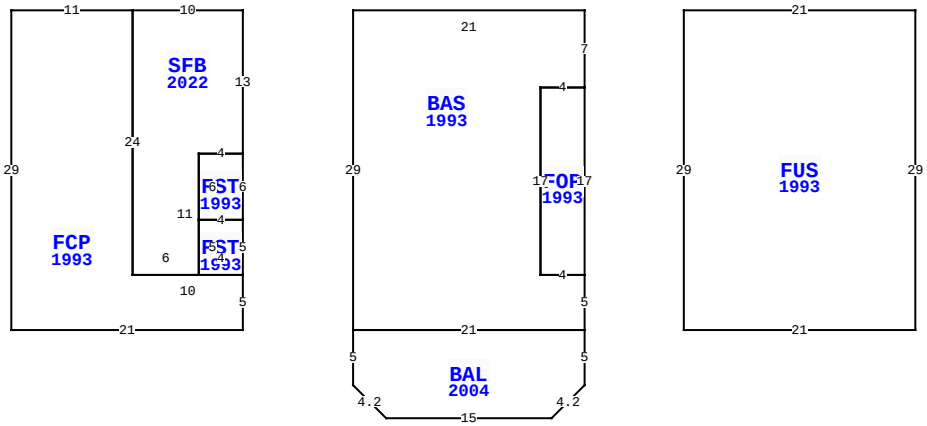
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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
BAL	159	15	2004	24	4,747
BAS	541	100	1993	541	107,013
FCP	369	25	1993	92	18,198
FOP	68	30	1993	20	3,956
FST	20	55	1993	11	2,176
FST	24	55	1993	13	2,572
FUS	609	100	1993	609	120,464
SFB	196	80	2022	157	31,056
TOTALS	1,986			1,467	290,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,467	223.5106	223.51	327,889	1982	2000	0	0	0	11.50	88.50

1 TOWNHOUSE – 0% - 2024 Heated Area: 1307 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

925 TARPON AV 15, FERNANDINA BEACH

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	11	19	209.00	SF	6.50	6.50	100	1982	1982	3	35	475	
2	1242	WD DECK A	0	0	3	4	12.00	SF	12.50	12.50	100	2004	2004	3	21	32	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	290,182
TOTAL MARKET OB/XF VALUE	507
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	465,689
SOH/AGL Deduction	33,672
ASSESSED VALUE	432,017
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	432,017
TOTAL JUST VALUE	465,689
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	392,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20020253	RE-ROOF	1,200	02/15/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2680/1174	11/20/2023	WD	Q	I	01	465,000
GRANTOR: NICHOLS WILLIAM C SR						
GRANTEE: CARLSON REVOCABLE L						
2439/0024	3/01/2021	WD	Q	I	01	327,000
GRANTOR: COSGROVE GREGORY J &						
GRANTEE: NICHOLS WILLIAM C S						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2022] W10 FCP=[YR=1993] W11 S29 E21 N5 FST=[YR=1993] N5 FST=[YR=1993] N6 W4 S6 E4$ W4 S5 E4$ W10 N24$ S24 E6 N11 E4 N13$ PTR= E10 BAS=[YR=1993] S29 BAL=[YR=2004] S5 R3 D3 E15 R3 U3 N5W21$ E21N5 FOP=[YR=1993] N17W4S17E4$ W4N17E4N7 W21$ W10 $ PTR=E40 FUS=[YR=1993] S29 E21 N29 W21 $ W40 $.

LAND DESCRIPTION

TOTAL OB/XF 507

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 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