LOT 16
NORTH POINTE PB 5/27

STEVENSON THOMAS GORDON &/GRACE LAURA VIRGINIA
925 TARPON AVENUE #16
FERNANDINA BEACH, FL 32034

2025

00-00-31-1470-0016-0000

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	14	CARPET 80
Interior Floo	11	CLAY TILE 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

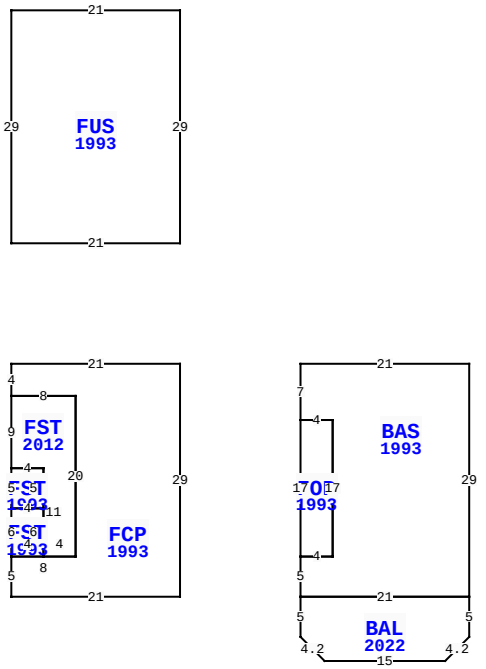
NEIGHBORHOOD/LOC 1017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	159	15	2022	24	4,688
BAS	541	100	1993	541	105,668
FCP	449	25	1993	112	21,875
FOP	68	30	1993	20	3,906
FST	20	55	1993	11	2,149
FST	24	55	1993	13	2,539
FST	116	55	2012	64	12,501
FUS	609	100	1993	609	118,949
TOTALS	1,986			1,394	272,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,394	220.7005	220.70	307,656	1982	2000	0	0	0	11.50	88.50

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



925 TARPON AV 16, FERNANDINA BEACH

BLD DATE		LGL DATE	05/07/2025 MLU
XF DATE		LAND DATE	
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	11	19	209.00	SF	6.50	6.50	100	1982	1982	3	35	475	
2	1242	WD DECK A	0	0	0	0	159.00	SF	13.50	13.50	100	2004	2004	3	21	451	
3	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	272,276
TOTAL MARKET OB/XF VALUE	958
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	448,234
SOH/AGL Deduction	56,319
ASSESSED VALUE	391,915
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	391,915
TOTAL JUST VALUE	448,234
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	378,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122100	5 WINDOWS REPLACM	2,295	10/08/2012
20062486	REPLACE DECK	2,000	11/07/2006
20040664	REBUILD DECK	2,000	04/06/2004
20020252	RE-ROOF	1,200	02/14/2002
20012422	VINYL SIDING & RO	0	11/02/2001
984087	INSTALL VINYL SID	0	08/03/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2526/1294	12/29/2021	WD	Q	I	01	400,000
GRANTOR: SCRUGGS SETH A & CARR						
GRANTEE: STEVENSON THOMAS G						
2269/0580	4/17/2019	QC	U	I	11	100
GRANTOR: SCRUGGS SETH A & FORE						
GRANTEE: SCRUGGS SETH A & CA						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W21 S4 FST=[YR=2012] S9 FST=[YR=1993] S5 FST=[YR=1993] S6 E4 N6 W4 $ E4 N5 W4$ E4 S11E4N20W8$ E8 S20W8S5E21N29$ PTR= E15 BAS=[YR=1993] E21 S29 BAL=[YR=2022] S5 D3 L3 W15 U3 L3 N5 E21$ W21 N5 FOP=[YR=1993] E4 N17 W4 S17 $ E4 N17 W4 N7 $ W15 $ PTR= N15 FUS=[YR=1993] N29 W21 S29 E21 $ S15 $.

LAND DESCRIPTION

TOTAL OB/XF 958

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