LOT 17
IN OR 682/272
NORTH POINTE PB 5/27

BELLINGER JOSEPH N JR & BRENDA
925 TARPON AVE #17
FERNANDINA BEACH, FL 32034

2025

00-00-31-1470-0017-0000

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 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

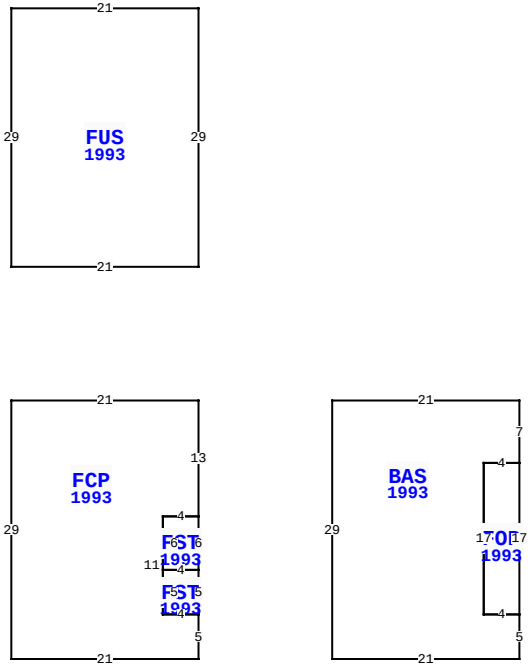
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	541	100	1993	541	106,213
FCP	565	25	1993	141	27,682
FOP	68	30	1993	20	3,927
FST	20	55	1993	11	2,159
FST	24	55	1993	13	2,552
FUS	609	100	1993	609	119,564
TOTALS	1,827			1,335	262,098

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	221.8362	221.84	296,156	1983	2000	0	0	0	11.50	88.50

1 TOWNHOUSE – 100% - 2003 Heated Area: 1150 HX Base Yr 2003



925 TARPON AV 17, 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	25	250.00	SF	6.50	6.50	100	1983	1983	3	38	618	
2	0810	CONCRETE A	0	100	11	37	407.00	SF	6.50	6.50	100	1983	1983	3	38	1,005	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
4	1242	WD DECK A	0	100	0	0	159.00	SF	13.50	13.50	100	2009	2009	3	35	751	
5	1242	WD DECK A	0	100	4	3	12.00	SF	12.50	12.50	100	2009	2009	3	35	53	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		262,098
TOTAL MARKET OB/XF VALUE		4,230
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		441,328
SOH/AGL Deduction		294,284
ASSESSED VALUE		147,044
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,322
TOTAL JUST VALUE		441,328
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091622	REPLACE DECK	3,250	12/01/2009
20062355	REPLACE BEAM	0	07/11/2006
20011440	RE-ROOF W/SHINGLS	2,000	06/26/2001
20011173	MECHANICAL REPAIR	0	05/22/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0682/0272	6/03/1993	WD	Q	I		52,500
GRANTOR: ZABOREK FRANK & P						
GRANTEE: BELLINGER JOSEPH JR						
0634/0528	8/23/1991	WD	Q	I		52,500
GRANTOR: COUCH CHARLES A						
GRANTEE: ZABOREK E FRANK & P						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W21 S29 E21 N5 FST=[YR=1993] N5 FST=[YR=1993] N6 W4 S6 E4 $ W4 S5 E4 $ W4 N11 E4 N13 $ PTR= E15 BAS=[YR=1993] E21 S7 FOP=[YR=1993] S17 W4 N17 E4 $ W4 S17 E4 S5 W21 N29 $ W15 $ PTR= N15 FUS=[YR=1993] N29 W21 S29 E21 $ S15 $.

LAND DESCRIPTION

TOTAL OB/XF 4,230

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS