LOT 23
NORTH POINTE PB 5/27

BROWN RICHARD & ERIN FAMILY REVOCABLE TRUST/BROWN
3632 PINE STREET
JACKSONVILLE, FL 32205

2025

00-00-31-1470-0023-0000

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	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

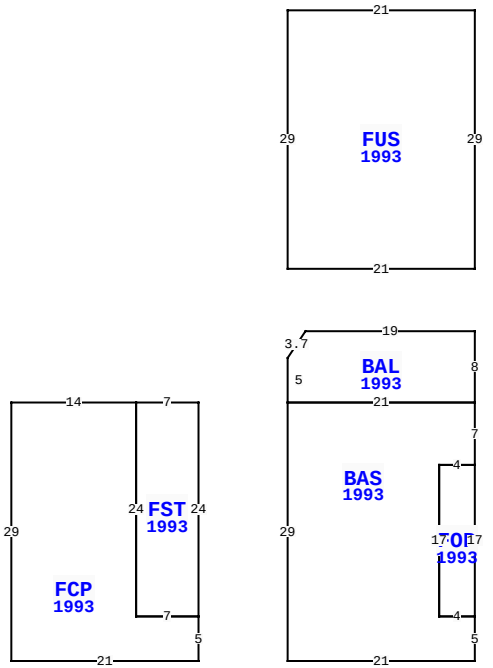
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	165	15	1993	25	4,841
BAS	541	100	1993	541	104,763
FCP	441	25	1993	110	21,301
FOP	68	30	1993	20	3,873
FST	168	55	1993	92	17,816
FUS	609	100	1993	609	117,931
TOTALS	1,992			1,397	270,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,397	218.8077	218.81	305,678	1983	2000	0	0	0	11.50	88.50

1 TOWNHOUSE – 0% - 2024 Heated Area: 1150 HX Base Yr



925 TARPON AV 23, 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	0	11	28	308.00	SF	6.50	6.50	100	1983	1983	3	38	761	
2	1242	WD DECK A	0	0	3	4	12.00	SF	12.50	12.50	100	2011	2011	3	45	68	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	270,525
TOTAL MARKET OB/XF VALUE	829
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	446,354
SOH/AGL Deduction	32,001
ASSESSED VALUE	414,353
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	414,353
TOTAL JUST VALUE	446,354
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	376,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091122	REPAIR/RRF	2,100	08/25/2009
200400	REPAIR/RRF	0	01/20/2004
19990100	REMODEL	2,400	03/23/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2670/1172	9/28/2023	WD	Q	I	01	485,000
GRANTOR: LEHOSIT CHARLES P JR						
GRANTEE: BROWN RICHARD & ERI						
2315/0137	10/28/2019	WD	Q	I	01	279,000
GRANTOR: CAFFEE KENNETH & DIAN						
GRANTEE: LEHOSIT CHARLES P J						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W7 FCP=[YR=1993] W14 S29 E21 N5 W7N24$ S24E7N24$ PTR= E10 BAS=[YR=1993] S29E21N5FOP=[YR=1993] N17W4 S17E4$ W4N17E4N7 BAL=[YR=1993] N8W19 D3 L2 S5E21$ W21$ W10$ PTR= N15E10 FUS=[YR=1993] N29E21S29W21$ S15W10$.

LAND DESCRIPTION

TOTAL OB/XF 829

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS