LOT 24
NORTH POINTE PB 5/27

BREED CYNTHIA ANNE
925 TARPON AVE #24
FERNANDINA BEACH, FL 32034

2025

00-00-31-1470-0024-0000

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

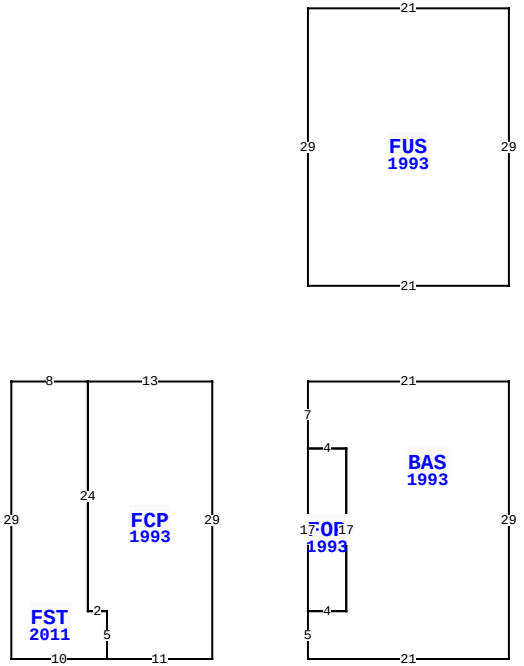
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	541	100	1993	541	103,495
FCP	367	25	1993	92	17,600
FOP	68	30	1993	20	3,826
FST	242	55	2011	133	25,443
FUS	609	100	1993	609	116,502
TOTALS	1,827			1,395	266,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,395	216.1578	216.16	301,543	1983	2000	0	0	0	11.50	88.50

1 TOWNHOUSE - 100% - 2021 Heated Area: 1150 HX Base Yr 2021



925 TARPON AV 24, 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	11	28	308.00	SF	6.50	6.50	100	1983	1983	3	38	761	
2	1242	WD DECK A	0	100	3	4	12.00	SF	12.50	12.50	100	1983	1983	3	20	30	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		266,866
TOTAL MARKET OB/XF VALUE		791
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		442,657
SOH/AGL Deduction		193,437
ASSESSED VALUE		249,220
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		198,498
TOTAL JUST VALUE		442,657
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110029	REPAIR/RRF	2,100	01/05/2011
20091121	REPAIR/RRF	2,100	08/25/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2337/0126	1/31/2020	WD	Q	I	01	300,000
GRANTOR: DAWSON KATHY S						
GRANTEE: BREED CYNTHIA ANNE						
1633/0064	7/31/2009	WD	U	I	32	131,000
GRANTOR: BEALE ELAINE						
GRANTEE: DAWSON KATHY S						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W13 FST=[YR=2011] W8 S29 E10 N5 W2 N24 $ S24 E2 S5 E11 N29 $ PTR= E10BAS=[YR=1993] E21S29 W21 N5 FOP=[YR=1993] E4 N17 W4 S17 $ E4 N17 W4 N7 $W10 $ PTR= N10 E10 FUS=[YR=1993] N29 E21S29W21 $W10 S10 $.

LAND DESCRIPTION

TOTAL OB/XF 791

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 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