LOT 25
NORTH POINTE PB 5/27

ODUM CONSTANCE
925 TARPON AVE #25
FERNANDINA BAECH, FL 32034

**2025**

**00-00-31-1470-0025-0000**

## 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 | 08 | SHT VINYL 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

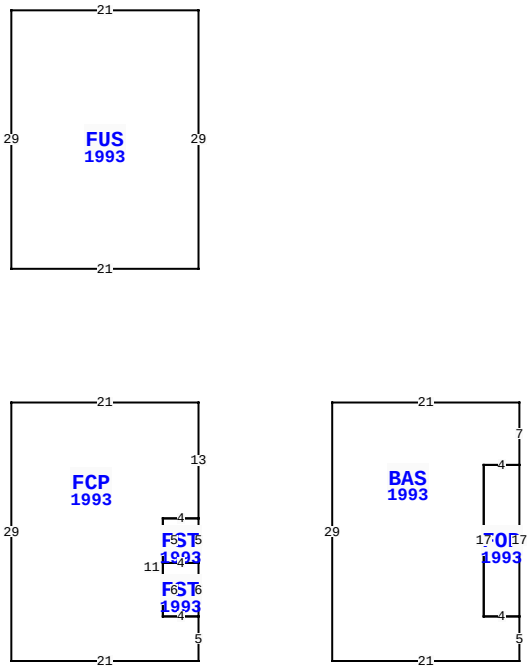
NEIGHBORHOOD/LOC 1017.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 541 | 100 | 1993 | 541 | 102,407 |
| FCP | 565 | 25 | 1993 | 141 | 26,690 |
| FOP | 68 | 30 | 1993 | 20 | 3,786 |
| FST | 20 | 55 | 1993 | 11 | 2,082 |
| FST | 24 | 55 | 1993 | 13 | 2,461 |
| FUS | 609 | 100 | 1993 | 609 | 115,279 |
| TOTALS | 1,827 | | | 1,335 | 252,706 |

## 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 | 213.8864 | 213.89 | 285,543 | 1983 | 2000 | 0 | 0 | 0 | 11.50 | 88.50 |

1 TOWNHOUSE – 100% - 2022 Heated Area: 1150 HX Base Yr 2022




925 TARPON AV 25, 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 | 27 | 297.00 | SF | 6.50 | 6.50 | 100 | 1983 | 1983 | 3 | 38 | 734 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 5 | 21 | 105.00 | SF | 13.50 | 13.50 | 100 | 2004 | 2004 | 3 | 21 | 298 | |
| 3 | 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 | | 252,706 |
| TOTAL MARKET OB/XF VALUE | | 1,062 |
| TOTAL LAND VALUE - MARKET | | 175,000 |
| TOTAL MARKET VALUE | | 428,768 |
| SOH/AGL Deduction | | 115,219 |
| ASSESSED VALUE | | 313,549 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,722 |
| BASE TAXABLE VALUE | | 257,827 |
| TOTAL JUST VALUE | | 428,768 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 362,043 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2025-0892 | REMOVE EXISTING V | 18,145 | 02/26/2025 |
| 2024-0410 | SCOPE OF WORK. -S | 70,800 | 09/24/2024 |
| 20101167 | REPAIR/RRF | 3,950 | 07/19/2010 |
| 20041383 | FOUNDATION | 2,000 | 07/29/2004 |
| 20040288 | FOUNDATION | 1,000 | 02/19/2004 |
| 20040019 | XFOB | 3,000 | 01/07/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2358/0346 | 4/22/2020 | WD | Q | I | 02 | 245,000 |
| GRANTOR: FREDERICK PAUL PARTUS | | | | | | |
| GRANTEE: ODUM RICHARD L & CO | | | | | | |
| 0814/1981 | 11/26/1997 | WD | Q | I | 01 | 100 |
| GRANTOR: PARTUS FREDERICK PAUL | | | | | | |
| GRANTEE: PATRUS FREDERICK PA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

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

## LAND DESCRIPTION

TOTAL OB/XF 1,062

| 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