LOT 27
IN OR 2133/339
NORTH POINTE PB 5/27

WEISFELD ELINOR
925 TARPON AVE APT 27
FERNANDINA BEACH, FL 32034

2025

00-00-31-1470-0027-0000

BUILDING CHARACTERISTICS

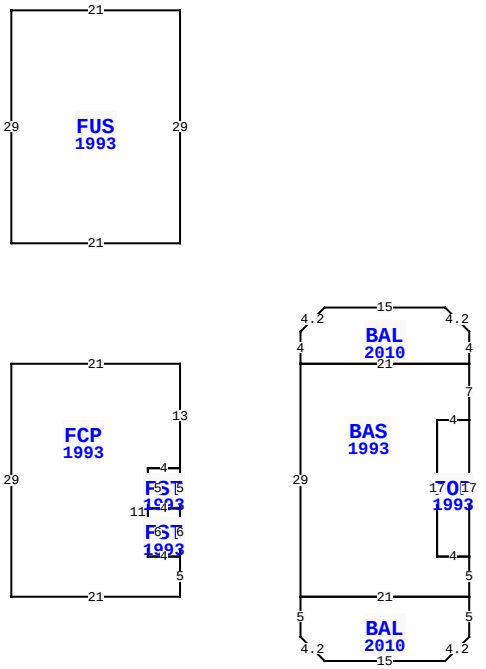
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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
BAL	138	15	2010	21	3,975
BAL	159	15	2010	24	4,543
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	2,124			1,380	261,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,380	213.8864	213.89	295,168	1983	2000	0	0	0	11.50	88.50

1 TOWNHOUSE – 100% - 2010 Heated Area: 1150 HX Base Yr 2010



925 TARPON AV 27, FERNANDINA BEACH

BLD DATE	03/25/2015 KK	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	19	209.00	SF	6.50	6.50	100	1983	1983	3	38	516	
2	1242	WD DECK A	0	100	3	4	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		261,224
TOTAL MARKET OB/XF VALUE		569
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		436,793
SOH/AGL Deduction		291,215
ASSESSED VALUE		145,578
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		94,856
TOTAL JUST VALUE		436,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100259	REMODEL	4,000	02/08/2010
20010607	REPAIR/RRF	2,000	04/05/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2133/0339	5/15/2017	QC	U	I	11	100
GRANTOR: WEISFELD JEFFREY M						
GRANTEE: WEISFELD ELINOR						
1624/0914	6/09/2009	WD	Q	I	01	210,000
GRANTOR: FOLEY LINDA						
GRANTEE: WEISFELD JEFFREY M						

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
BAL=[YR=2010] N4 U3 R3 E15 R3 D3 S4W21$ BAS=[YR=1993] E21 S7
FOP=[YR=1993] W4 S17 E4 N17 $ W4 S17 E4 S5 BAL=[YR=2010] S5 D3 L3 W15 U3 L3 N5 E21$ W21 N29$ W15$ PTR= N15
FUS=[YR=1993] N29 W21 S29 E21$ S15$.

LAND DESCRIPTION

TOTAL OB/XF 569

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