LOT 30
NORTH POINTE PB 5/27

FITZPATRICK CRAIG M & TAWNI M
925 TARPON AVE UNIT #30
FERNANDINA BEACH, FL 32034

2025

00-00-31-1470-0030-0000

BUILDING CHARACTERISTICS

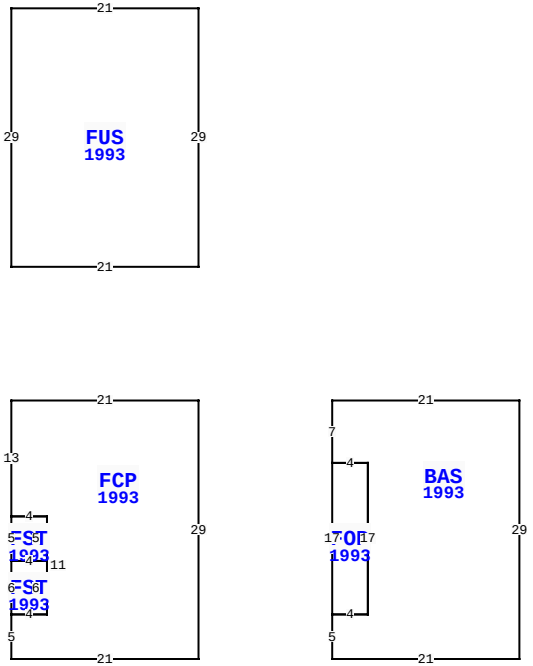
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	07	SPECIAL 100
Stories	3.	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	95,753
FCP	565	25	1993	141	24,956
FOP	68	30	1993	20	3,540
FST	20	55	1993	11	1,947
FST	24	55	1993	13	2,301
FUS	609	100	1993	609	107,789
TOTALS	1,827			1,335	236,287

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	1983	0	0	0	17.25	82.75

1 TOWNHOUSE – 100% - 2024 Heated Area: 1150 HX Base Yr 2024



925 TARPON AV 30, FERNANDINA BEACH

BLD DATE	04/01/2014 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	22	242.00	SF	6.50	6.50	100	1983	1983	3	38	598	
2	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	
3	1242	WD DECK A	0	100	5	21	105.00	SF	13.50	13.50	100	1983	1983	3	20	284	
4	1242	WD DECK A	0	100	5	21	105.00	SF	12.50	12.50	100	1983	1983	3	20	263	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		236,287
TOTAL MARKET OB/XF VALUE		2,948
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		414,235
SOH/AGL Deduction		110,126
ASSESSED VALUE		304,109
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		253,387
TOTAL JUST VALUE		414,235
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070992	XFOB	4,000	06/05/2007
20033932	REMODEL	1,000	10/02/2003
20033776	REPAIR/RRF	1,000	09/04/2003
20010684	REPAIR/RRF	2,000	04/17/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2628/1353	3/31/2023	WD	Q	I	01	353,000
GRANTOR: THUEMLING THOMAS G						
GRANTEE: FITZPATRICK CRAIG M						
0722/1626	1/27/1995	WD	Q	I		46,200
GRANTOR: COOLEY CYNTHIA						
GRANTEE: THUEMLING THOMAS &						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W21 S13 FST=[YR=1993] S5 FST=[YR=1993] S6 E4 N6 W4 $ E4 N5 W4 $ E4 S11 W4 S5 E21 N29 $ PTR= E15 BAS=[YR=1993] E21 S29 W21 N5 FOP=[YR=1993] E4 N17 W4 S17 $ E4 N17 W4 N7 $ W15 $ PTR= N15 FUS=[YR=1993] N29 W21 S29 E21 $ S15 $.

LAND DESCRIPTION

TOTAL OB/XF 2,948

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 11/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS