STORAGE UNIT AB
OCEAN PARK CONDO OR 1021/188

TINGLE PEGGY S L/E/
403 TARPON AVE UNIT 301
FERNANDINA BEACH, FL 32034

2025

00-00-31-155P-00AB-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100 1557100
Location	INTERIOR	INTERIOR 100
Quality	03	Quality Level 03
DOR CODE	0403	CONDO GRG/PRK SPACES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	200			200	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		200				2001	2001	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

403 TARPON AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	8,780
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	8,780
SOH/AGL Deduction	0
ASSESSED VALUE	8,780
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,780
TOTAL JUST VALUE	8,780
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	8,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/1261	1/18/2024	LE	U	I	11	100
GRANTOR: TINGLE PEGGY S						
GRANTEE: TINGLE JAMES MARCUS						
2691/1043	1/16/2024	AS	U	I	11	0
GRANTOR: WILDER HOKE S JR & MA						
GRANTEE: TINGLE PEGGY S						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS