

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD	TYPE	MDL
Floor		4	100
Recreation	CLUBHOUSE	CLUBHOUSE	100
Recreation	HOT TUB	HOT TUB	100
Recreation	POOL	POOL	100
Location	INTERIOR	INTERIOR	100
View	OCEANVIEW	OCEANVIEW	100
Desirability	FLOOR	4TH FLOOR	100
Balcony	FOP	FOP	100
Parking	COV/OPEN	COV/OPEN	100
Bedrooms		2	100
Bathrooms		2	100
Oth Rooms		2	100
Quality	03	Quality Level 03	
DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
TOTALS	1,422		1,422

MARKET ADJUSTMENTS									
TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
15	57100			2001	2001	100	100	0	
1 CONDO - 100% - 2014									
HX Base Yr 2014									
403 TARPON AV 413, FERNANDINA BEACH									
BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE	

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		621,600
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		621,600
SOH/AGL Deduction		289,583
ASSESSED VALUE		332,017
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		276,295
TOTAL JUST VALUE		621,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		597,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2023-0	REPLACING 5 NON-I	6,990	01/23/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2651/530	6/06/2023	WD	U	I	11	100
GRANTOR: HARPER TERRI T						
GRANTEE: HARPER TERRI T TRUS						
1865/0129	6/28/2013	WD	Q	I	02	327,500
GRANTOR: PARSONS JOHN L JR & A						
GRANTEE: HARPER JANS E & TER						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES	TOTAL OB/XF															
L N	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
															0	

LAND DESCRIPTION	TOTAL OB/XF																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV