

ELEMENT		BUILDING CHARACTERISTICS	
ELEMENT	CD	CONSTRUCTION	
Floor		4 100	157100
Recreation	CLUBHOUSE	CLUBHOUSE 100	1 CONDO - 0% - 0
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
			TOT ADJ AREA
			SUBAREA MARKET VALUE
TOTALS	1,422		1,422

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
						2001	2001	100	100	0		HX Base Yr	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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			68,873
ASSESSED VALUE			552,727
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			552,727
TOTAL JUST VALUE			621,600
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			597,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090710	REPAIR/RRF	8,500	06/05/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1173/0284	9/18/2003	WD	U	I	12	345,500
GRANTOR: ENGLE HOWARD J						
GRANTEE: POLKA WALTER S & VI						
1042/0888	3/08/2002	WD	Q	I		241,000
GRANTOR: OCEAN PARK OF FERNAND						
GRANTEE: ENGLE HOWARD J						

EXTRA FEATURES																	
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	
403 TARPON AV 414, FERNANDINA BEACH														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	
														INC DATE		AG DATE	
														TOTALS	0		

BUILDING NOTES

BUILDING DIMENSIONS

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																								