

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
Floor		4 100	15	57	100				2001	2001	100	100	0		
Recreation	CLUBHOUSE	CLUBHOUSE 100	1 CONDO - 0% - 0												
Recreation	HOT TUB	HOT TUB 100	HX Base Yr												
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		3 100													
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	1,620			1,620											

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		718,800
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		718,800
SOH/AGL Deduction		109,149
ASSESSED VALUE		609,651
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		609,651
TOTAL JUST VALUE		718,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		691,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2023-0	REPLACING 8 NON-I	17,255	05/15/2023
20041803	XFOB	17,000	10/06/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2053/0515	6/15/2016	WD Q	I	02		445,000
GRANTOR: BALDWIN ROBERT R & CA						
GRANTEE: WISNIEWSKI DONALD P						
1248/1416	7/27/2004	WD U	I	12		550,000
GRANTOR: CHERESKIN JAMES M & B						
GRANTEE: BALDWIN ROBERT R &						

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 416, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

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																								