

UNIT 420
IN OR 1966/583
OCEAN PARK CONDO OR 1021/188

PITCHKO JOSEPH J & PATRICIA L
403 TARPON AV 420
FERNANDINA BEACH, FL 32034

2025

00-00-31-155P-0420-0000

ELEMENT		BUILDING CHARACTERISTICS	
ELEMENT	CD	CONSTRUCTION	
Floor		4 100	157100
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												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
		1,422				2001	2001	100	100	0		
1 CONDO - 100% - 2016												
HX Base Yr 2016												

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		258,825
ASSESSED VALUE		362,775
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		312,053
TOTAL JUST VALUE		621,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		597,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170596	REMODEL - BATH	2,300	03/02/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1966/0583	3/04/2015	WD Q	Q	I	01	323,000
GRANTOR: SOUTNER MICHELE SEPER						
GRANTEE: PITCHKO JOSEPH J &						
1709/1394	11/04/2010	WD U	U	I	30	100
GRANTOR: SOUTNER MICHELE L						
GRANTEE: SOUTNER MICHELE L T						

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 420, 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																									