UNIT 424
OCEAN PARK CONDO OR 1021/188

MOORE GARY ANDREW TRUST/MOORE GARY ANDREW TRUSTEE
403 TARPON AV 424
FERNANDINA BEACH, FL 32034

2025

00-00-31-155P-0424-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		4 100
Recreation	CLUBHOUSE	CLUBHOUSE 100
Recreation	HOT TUB	HOT TUB 100
Recreation	POOL	POOL 100
Location	EXTERIOR	EXTERIOR 100
View Lum	OCEANVIEW	OCEANVIEW 100
Desirability	4TH 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	1,658			1,658	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1557100		1,658				2001	2001	100	100	0		

1 CONDO – 100% - 2025 HX Base Yr 2025

403 TARPON AV 424, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		742,800
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		742,800
SOH/AGL Deduction		363,134
ASSESSED VALUE		379,666
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		328,944
TOTAL JUST VALUE		742,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		714,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2305/0624	9/20/2019	WD	Q	I	01	595,000
GRANTOR: TYRE ALBERT F & KATHE						
GRANTEE: MOORE GARY ANDREW T						
1767/0688	11/28/2011	WD	Q	I	02	350,000
GRANTOR: SIMMONS RICHARD S & P						
GRANTEE: TYRE ALBERT F & KAT						

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