LOT 3
TARPON VIEW SUB PB 5/234

BROCKINGTON CHARLOTTE J
823 TARPON AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-175A-0003-0000

BUILDING CHARACTERISTICS

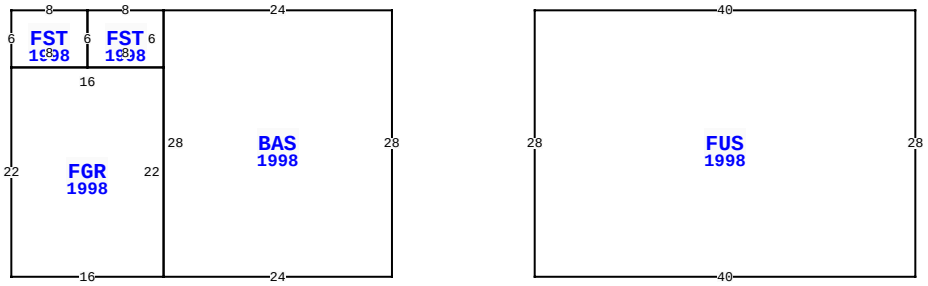
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1998	672	92,152
FGR	352	55	1998	194	26,603
FST	48	55	1998	26	3,565
FST	48	55	1998	26	3,565
FUS	1,120	100	1998	1,120	153,586
TOTALS	2,240			2,038	279,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,038	119.0700	157.17	320,312	1998	1998	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2021 Heated Area: 1792 HX Base Yr 2021



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

823 TARPON AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		279,472
TOTAL MARKET OB/XF VALUE		14,134
TOTAL LAND VALUE - MARKET		371,000
TOTAL MARKET VALUE		664,606
SOH/AGL Deduction		138,251
ASSESSED VALUE		526,355
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		475,633
TOTAL JUST VALUE		664,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		651,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091430	ELEC OTHER	1,500	10/19/2009
983449	XFOB	1,200	03/31/1998
972065	NEW CONSTR	120,000	09/22/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2346/0396	3/11/2020	WD	Q	I	01	575,000
GRANTOR: CUNDY SCOTT T & JO C						
GRANTEE: BROCKINGTON CHARLOT						
1928/0219	7/16/2014	WD	Q	I	02	375,000
GRANTOR: WHITE JAMES T & MELAN						
GRANTEE: CUNDY SCOTT T & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W24 FST=[YR=1998] W8 FST=[YR=1998] W8 S6
FGR=[YR=1998] S22 E16 N22 W16 $ E8 N6 $ S6 E8 N6 $ S28 E24
N28 $ PTR= E15 FUS=[YR=1998] E40 S28 W40 N28 $ W15 $.

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
1	1241	WD DECK G	0	100	0	0	752.00	UT	15.53	15.53	100	1998	1998	3	25	2,919	
2	0810	CONCRETE A	0	100	8	76	608.00	SF	6.50	6.50	100	1998	1998	3	73	2,885	
3	0810	CONCRETE A	0	100	0	0	615.00	SF	6.50	6.50	100	1998	1998	3	73	2,918	
4	0810	CONCRETE A	0	100	8	14	112.00	SF	6.50	6.50	100	1998	1998	3	73	531	
5	0810	CONCRETE A	0	100	0	0	677.00	SF	6.50	6.50	100	1998	1998	3	73	3,212	
6	0911	SCRN RM A	0	100	8	22	176.00	SF	35.00	35.00	100	2003	2003	3	20	1,232	
7	0940	SHEDS/PORT	0	100	14	8	112.00	SF	19.50	19.50	100	2003	2003	3	20	437	

LAND DESCRIPTION

TOTAL OB/XF 14,134

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
1	000100	C	RES	100	0006	R-2	70.00	100.00	70.00	FF		1.00	1.00	1.00	5,300.00	5,300.00	371,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 371,000 Market: 0 Agricultural: 0 Common: 371,000 PRINTED 07/30/2025 BY SYS