PT GOVT LOT 2 OF SEC 14-3N-28E
IN OR 698/172 (EX CNSVTN ESMT
IN OR 696/595)

TIGER POINT MARINA INC
112 NORTH 6TH STREET
FERNANDINA BEACH, FL 32034-3814

2025

14-3N-28-0000-0007-0000

BUILDING CHARACTERISTICS

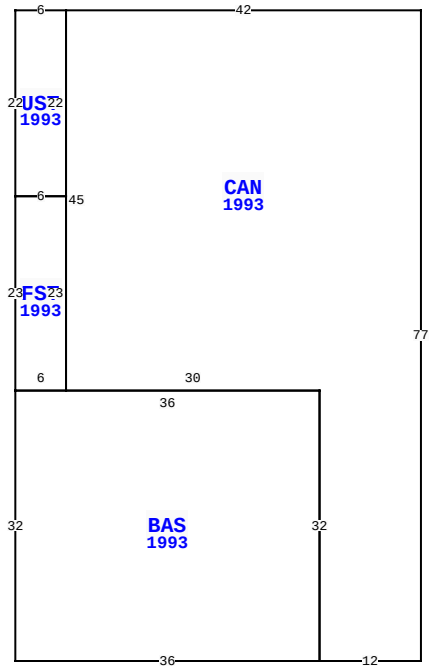
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	15	HARDTILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2000	TRANSIT TERMINALS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	120,305
CAN	2,274	30	1993	682	71,222
FST	138	50	1993	69	7,205
UST	132	40	1993	53	5,535
TOTALS	3,696			1,956	204,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	1,956	112.7175	122.86	240,314	1983	1993	0	0	0	15.00	85.00

1 CLUB HOUSE – 0% - 0 Heated Area: 1152 HX Base Yr



997 EGANS CREEK LN, FERNANDINA BEACH

BLD DATE	08/10/2020 KK	LGL DATE	
XF DATE		LAND DATE	04/24/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 5 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	354,252
TOTAL MARKET OB/XF VALUE	176,104
TOTAL LAND VALUE - MARKET	526,125
TOTAL MARKET VALUE	1,056,481
SOH/AGL Deduction	0
ASSESSED VALUE	1,056,481
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,056,481
TOTAL JUST VALUE	1,056,481
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170206	REPAIR/RRF	14,000	01/23/2017
20140178	H/AC	4,500	01/28/2014
20101650	ELEC OTHER	800	09/22/2010
20080518	REMODEL	9,500	03/31/2008
20080486	XFOB	1,000	03/25/2008
20070964	ELEC OTHER	300	05/31/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0701/0501	3/28/1994	QC	U	I	10	100
GRANTOR: FORTUNE BANK						
GRANTEE: KAVANAUGH ANNE B						
0698/0172	2/09/1994	QC	U	V	09	137,000
GRANTOR: KAVANAUGH WILLIAM & A						
GRANTEE: TIGER POINT MARINA						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W42 UST=[YR=1993] W6 S22 FST=[YR=1993] S23 BAS=[YR=1993] S32 E36 N32 W36$ E6 N23 W6$ E6 N22$ S45 E30 S32 E12 N77$.

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	0400	CONC CURB	0	0	0	0	366.00	LF	15.00	15.00	100	1995	1995	3	76	4,172	
2	0803	ASPHALT C	0	0	0	0	32,149.00	SF	2.00	2.00	100	1995	1995	3	50	32,149	
3	0803	ASPHALT C	0	0	0	0	9,500.00	SF	1.00	1.00	100	1995	1995	3	50	4,750	
4	0510	GARAGE WD-	0	0	24	12	288.00	SF	21.35	21.35	100	1995	1995	3	20	1,230	
5	0819	CONC 12"	0	0	0	0	2,221.00	SF	9.50	9.50	100	1995	1995	3	68	14,348	
6	0302	FLT DOCK C	0	0	0	0	1,303.00	SF	55.00	55.00	100	1995	1995	3	20	14,333	
7	0310	AL GANG WY	0	0	0	0	36.00	LF	115.00	115.00	100	1995	1995	3	20	828	
8	0304	DOCK MD WD	0	0	0	0	532.00	SF	14.00	14.00	100	1997	1997	3	24	1,788	
9	0315	UTILTY POD	0	0	0	0	4.00	UT	600.00	600.00	100	1995	1995	3	20	480	
10	0315	UTILTY POD	0	0	0	0	2.00	UT	300.00	300.00	100	1995	1995	3	20	120	

TOTAL OB/XF 74,198

LAND DESCRIPTION

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	002001	C	TRANS TERM	0		IW	0.00	0.00	110,645.00	SF		1.00	1.00	1.00	4.75	4.75	525,564							
2	009620	C	MARSH	0		IW			5.61	AC		1.00	1.00	1.00	100.00	100.00	561							

REVIEW DATE 08/10/2020 BY KK Total Acres: 2.54 Total Land Value: 526,125 Market: 0 Agricultural: 0 Common: 526,125 PRINTED 07/30/2025 BY SYS

PT GOVT LOT 2 OF SEC 14-3N-28E
IN OR 698/172 (EX CNSVTN ESMT
IN OR 696/595)

TIGER POINT MARINA INC
112 NORTH 6TH STREET
FERNANDINA BEACH, FL 32034-3814

2025

14-3N-28-0000-0007-0000

BUILDING CHARACTERISTICS

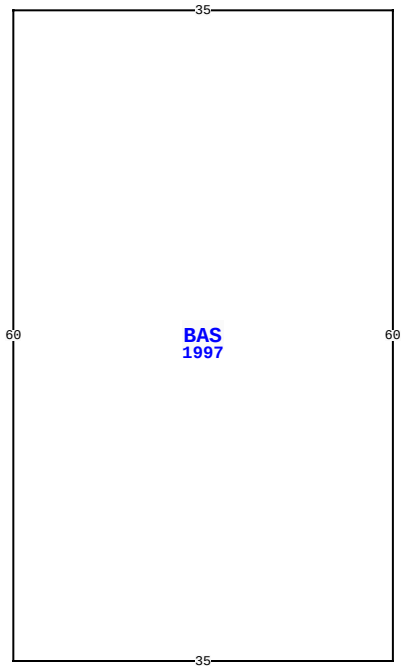
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	05	STEEL 100
Story Height		35 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2000	TRANSIT TERMINALS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100	1997	2,100	81,576
TOTALS	2,100			2,100	81,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	2,100	134.7675	61.66	129,486	1997	1997	0	0	0	37.00	63.00

2 STOR WAREH – 0% - 0 Heated Area: 2100 HX Base Yr



997 EGANS CREEK LN, FERNANDINA BEACH

BLD DATE	08/10/2020 KK	LGL DATE	
XF DATE		LAND DATE	04/24/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 5 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	354,252
TOTAL MARKET OB/XF VALUE	176,104
TOTAL LAND VALUE - MARKET	526,125
TOTAL MARKET VALUE	1,056,481
SOH/AGL Deduction	0
ASSESSED VALUE	1,056,481
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,056,481
TOTAL JUST VALUE	1,056,481
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003664	ADDITION	30,000	08/09/2000
2003447	REMODEL	7,500	07/12/2000
10628B	XFOB	1,942	07/29/1997
10524B	XFOB	210	06/04/1997
10459B	OTHER	1,500	04/29/1997
10081	REPAIR/RRF	4,000	10/10/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0701/0501	3/28/1994	QC	U	I	10	100
GRANTOR: FORTUNE BANK						
GRANTEE: KAVANAUGH ANNE B						
0698/0172	2/09/1994	QC	U	V	09	137,000
GRANTOR: KAVANAUGH WILLIAM & A						
GRANTEE: TIGER POINT MARINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W35 S60 E35 N60 $.

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
11	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1993	1993	3	30	467	
12	0317	DCK PLNG W	0	0	0	0	7.00	UT	1,000.00	1,000.00	100	1995	1995	3	20	1,400	
13	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1993	1993	3	30	135	
14	0302	FLT DOCK C	0	0	0	0	1,957.00	SF	55.00	55.00	100	1995	1995	3	20	21,527	
15	0310	AL GANG WY	0	0	0	0	34.00	LF	115.00	115.00	100	1995	1995	3	20	782	
16	0315	UTILTY POD	0	0	0	0	5.00	UT	600.00	600.00	100	1995	1995	3	20	600	
17	0315	UTILTY POD	0	0	0	0	1.00	UT	300.00	300.00	100	1995	1995	3	20	60	
18	0304	DOCK MD WD	0	0	0	0	760.00	SF	28.00	28.00	100	1995	1995	3	20	4,256	
19	0317	DCK PLNG W	0	0	0	0	10.00	UT	1,000.00	1,000.00	100	1995	1995	3	20	2,000	
20	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1993	1993	3	30	467	

TOTAL OB/XF 31,694

LAND DESCRIPTION

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 08/10/2020 BY KK Total Acres: 2.54 Total Land Value: 526,125 Market: 0 Agricultural: 0 Common: 526,125 PRINTED 07/30/2025 BY SYS

PT GOVT LOT 2 OF SEC 14-3N-28E
IN OR 698/172 (EX CNSVTN ESMT
IN OR 696/595)

TIGER POINT MARINA INC
112 NORTH 6TH STREET
FERNANDINA BEACH, FL 32034-3814

2025

14-3N-28-0000-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

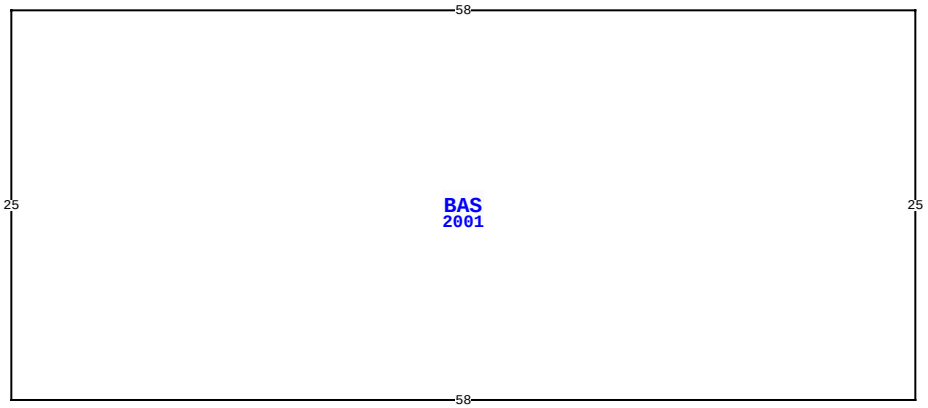
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 70
Interior Floo	03	CONC FINSH 30
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Common Wall		21 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2000	TRANSIT TERMINALS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,450	100	2001	1,450	35,034
TOTALS	1,450			1,450	35,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	04	1,450	74.3925	34.03	49,344	2001	2001	0	0	0	29.00	71.00

3 STOR WAREH – 0% - 0 Heated Area: 1450 HX Base Yr



997 EGANS CREEK LN, FERNANDINA BEACH

BLD DATE	08/10/2020 KK	LGL DATE	
XF DATE		LAND DATE	04/24/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	354,252
TOTAL MARKET OB/XF VALUE	176,104
TOTAL LAND VALUE - MARKET	526,125
TOTAL MARKET VALUE	1,056,481
SOH/AGL Deduction	0
ASSESSED VALUE	1,056,481
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,056,481
TOTAL JUST VALUE	1,056,481
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B958884	NEW CONSTR	4,200	02/20/1995
B948752	REMODEL	15,000	12/15/1994
6171	REPAIR/RRF	0	09/14/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0701/0501	3/28/1994	QC	U	I	10	100
GRANTOR: FORTUNE BANK						
GRANTEE: KAVANAUGH ANNE B						
0698/0172	2/09/1994	QC	U	V	09	137,000
GRANTOR: KAVANAUGH WILLIAM & A						
GRANTEE: TIGER POINT MARINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W58 S25 E58 N25 $.

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
21	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1993	1993	3	30	135	
22	0302	FLT DOCK C	0	0	0	0	2,295.00	SF	55.00	55.00	100	1995	1995	3	20	25,245	
23	0310	AL GANG WY	0	0	0	0	35.00	LF	115.00	115.00	100	1995	1995	3	20	805	
24	0315	UTILTY POD	0	0	0	0	4.00	UT	600.00	600.00	100	1995	1995	3	20	480	
25	0317	DCK PLNG W	0	0	0	0	10.00	UT	1,000.00	1,000.00	100	1995	1995	3	20	2,000	
26	0304	DOCK MD WD	0	0	0	0	956.00	SF	28.00	28.00	100	1995	1995	3	20	5,354	
27	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1985	1985	3	22	99	
28	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1993	1993	3	30	467	
29	0304	DOCK MD WD	0	0	93	8	744.00	SF	28.00	28.00	100	1993	1993	3	20	4,166	
30	0302	FLT DOCK C	0	0	0	0	666.00	SF	55.00	55.00	100	1997	1997	3	20	7,326	

TOTAL OB/XF 46,077

LAND DESCRIPTION

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 08/10/2020 BY KK Total Acres: 2.54 Total Land Value: 526,125 Market: 0 Agricultural: 0 Common: 526,125 PRINTED 07/30/2025 BY SYS

PT GOVT LOT 2 OF SEC 14-3N-28E
IN OR 698/172 (EX CNSVTN ESMT
IN OR 696/595)

TIGER POINT MARINA INC
112 NORTH 6TH STREET
FERNANDINA BEACH, FL 32034-3814

2025

14-3N-28-0000-0007-0000

BUILDING CHARACTERISTICS

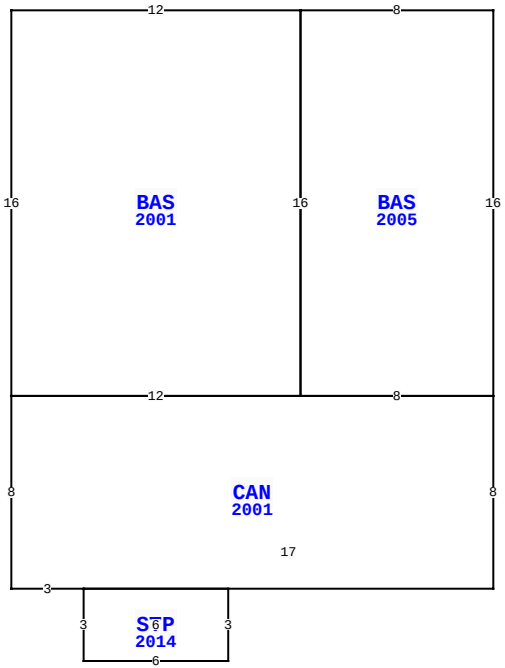
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	02	MIN PLYWD 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Fixtures		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2000	TRANSIT TERMINALS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100	2001	192	17,319
BAS	128	100	2005	128	11,546
CAN	160	30	2001	48	4,330
STP	18	10	2014	2	180
TOTALS	498			370	33,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	370	81.2700	114.18	42,247	2001	2001	0	0	0	21.00	79.00

4 OFFICE – 0% - 0 Heated Area: 320 HX Base Yr



997 EGANS CREEK LN, FERNANDINA BEACH

BLD DATE	08/10/2020 KK	LGL DATE	
XF DATE		LAND DATE	04/24/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 4 of 5 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	354,252
TOTAL MARKET OB/XF VALUE	176,104
TOTAL LAND VALUE - MARKET	526,125
TOTAL MARKET VALUE	1,056,481
SOH/AGL Deduction	0
ASSESSED VALUE	1,056,481
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,056,481
TOTAL JUST VALUE	1,056,481
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0701/0501	3/28/1994	QC	U	I	10	100
GRANTOR: FORTUNE BANK						
GRANTEE: KAVANAUGH ANNE B						
0698/0172	2/09/1994	QC	U	V	09	137,000
GRANTOR: KAVANAUGH WILLIAM & A						
GRANTEE: TIGER POINT MARINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W8 BAS=[YR=2001] W12 S16 E12 N16$ S16
CAN=[YR=2001] W12 S8 E3 STP=[YR=2014] S3E6N3W6$E17 N8 W8$ E8 N16$.

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
31	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1993	1993	3	30	135	
32	0315	UTILTY POD	0	0	0	0	3.00	UT	600.00	600.00	100	1997	1997	3	20	360	
33	0315	UTILTY POD	0	0	0	0	2.00	UT	300.00	300.00	100	1997	1997	3	20	120	
34	0317	DCK PLNG W	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	1997	1997	3	20	800	
35	0317	DCK PLNG W	0	0	0	0	3.00	UT	1,000.00	1,000.00	100	1995	1995	3	20	600	
36	0310	AL GANG WY	0	0	0	0	35.00	LF	115.00	115.00	100	1995	1995	3	20	805	
37	0300	BOAT DCK W	0	0	0	0	424.00	SF	40.00	40.00	100	1995	1995	3	20	3,392	
38	0308	TLIFT RAMP	0	0	0	0	1.00	UT	65,000.00	65,000.00	100	1995	1995	3	20	13,000	
39	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1996	1996	3	20	384	
40	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	1993	1993	3	20	1,152	

TOTAL OB/XF 20,748

LAND DESCRIPTION

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 08/10/2020 BY KK Total Acres: 2.54 Total Land Value: 526,125 Market: 0 Agricultural: 0 Common: 526,125 PRINTED 07/30/2025 BY SYS

PT GOVT LOT 2 OF SEC 14-3N-28E
IN OR 698/172 (EX CNSVTN ESMT
IN OR 696/595)

TIGER POINT MARINA INC
112 NORTH 6TH STREET
FERNANDINA BEACH, FL 32034-3814

2025

14-3N-28-0000-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	2000	TRANSIT TERMINALS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

NASSAU COUNTY PROPERTY

PAGE 5 of 5 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	354,252
TOTAL MARKET OB/XF VALUE	176,104
TOTAL LAND VALUE - MARKET	526,125
TOTAL MARKET VALUE	1,056,481
SOH/AGL Deduction	0
ASSESSED VALUE	1,056,481
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,056,481
TOTAL JUST VALUE	1,056,481
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,023,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0701/0501	3/28/1994	QC	U	I	10	100
GRANTOR: FORTUNE BANK						
GRANTEE: KAVANAUGH ANNE B						
0698/0172	2/09/1994	QC	U	V	09	137,000
GRANTOR: KAVANAUGH WILLIAM & A						
GRANTEE: TIGER POINT MARINA						

BLD DATE	08/10/2020 KK	LGL DATE	
XF DATE		LAND DATE	04/24/2025 DC
INC DATE		AG DATE	

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
41	0446	BOX FNC 6'	0	0	0	0	200.00	LF	20.00	20.00	100	1997	1997	3	20	800	
42	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1997	1997	3	40	360	
43	0810	CONCRETE A	0	0	25	3	75.00	SF	6.50	6.50	100	2000	2000	3	77	375	
44	0940	SHEDS/PORT	0	0	10	4	40.00	SF	30.00	30.00	100	2001	2001	3	20	240	
45	6002	EL ROLL DR	0	0	0	0	1.00	UT	900.00	900.00	100	2000	2000	3	20	180	
46	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2000	2000	3	20	160	
47	0351	CARPORT MT	0	0	20	5	100.00	SF	10.00	10.00	100	2001	2001	3	20	200	
48	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	2001	2001	3	20	240	
49	0315	UTILTY POD	0	0	0	0	6.00	UT	600.00	600.00	100	1995	1995	3	20	720	
50	0648	LIGHTS-AV	0	0	0	0	4.00	UT	140.00	140.00	100	1995	1995	3	20	112	

TOTAL OB/XF 3,387

LAND DESCRIPTION

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 08/10/2020 BY KK Total Acres: 2.54 Total Land Value: 526,125 Market: 0 Agricultural: 0 Common: 526,125 PRINTED 07/30/2025 BY SYS