LOT 9
ISLAND VIEW OR 2668/1074

TARINELLI DOMINIC DAVID & RITA GLADYS
PO 16869
FERNANDINA BEACH, FL 32035

2026

00-00-30-0442-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Quality	02	Quality Level 02

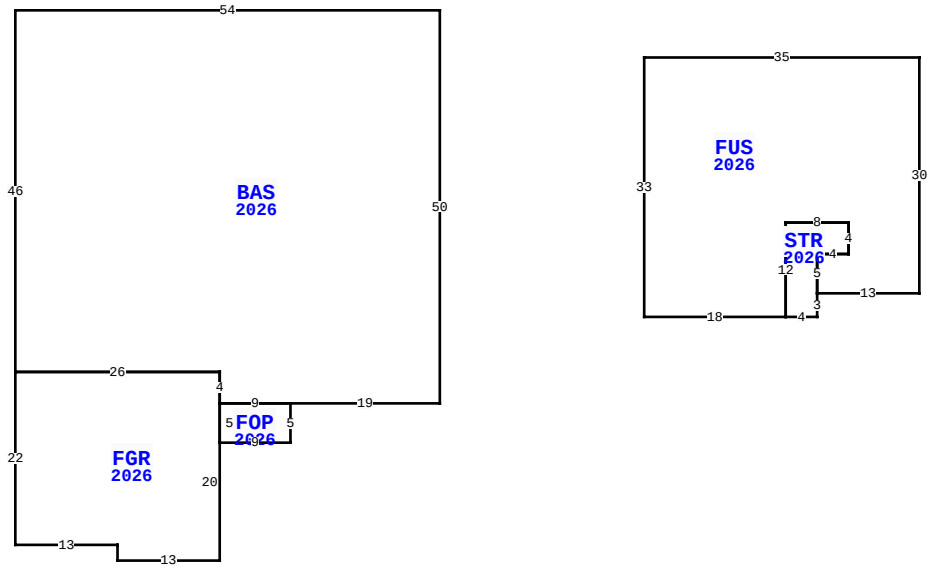
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,596	100	2026	2,596	579,609
FGR	598	55	2026	329	73,456
FOP	45	30	2026	14	3,126
FUS	1,052	100	2026	1,052	234,880
STR	64	10	2026	6	1,340
TOTALS	4,355			3,997	892,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,997	134.5005	223.27	892,410	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 3648 HX Base Yr 2026



522 ISLAND VIEW DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	11/06/2023 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		892,410
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		1,042,410
SOH/AGL Deduction		328,509
ASSESSED VALUE		713,901
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		662,490
TOTAL JUST VALUE		1,042,410
NCON VALUE		892,410
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0673	PRIVATE PROVIDER-	660,116	01/07/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2831/1879	11/14/2025	SW	Q	I	02	1,234,400

GRANTOR: SCOTT ROAD PARTNERS L
GRANTEE: TARINELLI DOMINIC D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=30,50] N46 E54 S50 W19 W9 N4 W26 $
FGR=[YR=2026;ORIG=30,50] S22 E13 S2 E13 N20 N4 W26 $
FOP=[YR=2026;ORIG=56,54] E9 S5 W9 N5 $
FUS=[YR=2026;ORIG=110,10] E35 S30 W13 N5 E4 N4 W8 S12 W18 N33 $
STR=[YR=2026;ORIG=136,35] N4 W8 S12 E4 N3 N5 E4 $
.

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
1	000100	C	RES	100		R-1			1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 07/15/2025 BY HS Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/09/2026 BY SYS