LOT 229
IN OR 2421/1736
GA FDNA BEACH #2 UNR

HART BARBARA A
340 TARPON AVE A&B
FERNANDINA BEACH, FL 32034

2026

00-00-31-134B-0229-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

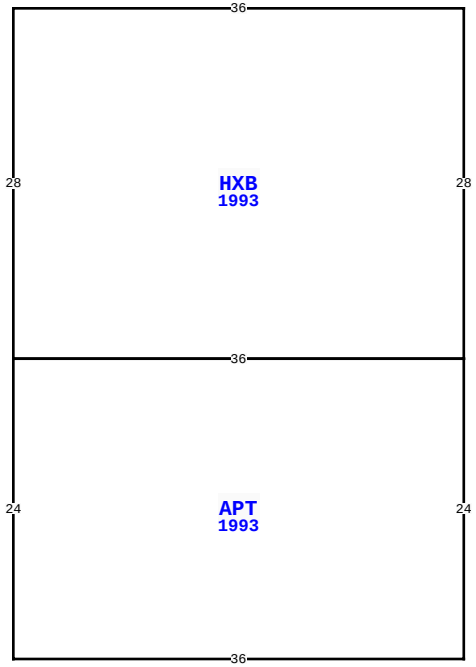
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-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
APT	864	100	1993	864	123,122
HXB	1,008	100	1993	1,008	143,642
TOTALS	1,872			1,872	266,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,872	124.2640	172.73	323,351	1983	1990	0	0	0	17.50	82.50

1 DUPLEX 50% - 2026 Heated Area: 1872 HX Base Yr 2026



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2026 MLU
INC DATE		AG DATE	

340 TARPON AVE A&B, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		266,765
TOTAL MARKET OB/XF VALUE		1,176
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		592,941
SOH/AGL Deduction		0
ASSESSED VALUE		592,941
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		541,530
TOTAL JUST VALUE		592,941
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		526,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2421/1736	12/29/2020	WD	Q	I	01	470,000
GRANTOR: KELLNER DENNIS & TAMA						
GRANTEE: HART BARBARA A						
2112/1294	4/07/2017	TD	Q	I	01	315,000
GRANTOR: TERNES RAYMOND E & JA						
GRANTEE: KELLNER DENNIS & TA						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1993] W36 S28 APT=[YR=1993] S24 E36 N24 W36$ E36 N28$.

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
4	1126	CB/STC 8"	0	100	0	0	700.00	SF	8.00	8.00	100	1972	1972	3	21	1,176	

TOTAL OB/XF 1,176

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	000800	C	MULTI-FAMILY	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	325,000							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS