

LOT 235
IN OR 1866/1711
GA FDNA BEACH #2 UNR

BOEHM MARK
426 A TARPON AVE
FERNANDIAN BCH, FL 32034

2026

00-00-31-134B-0235-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	966	100	2004	966	154,402
HXB	2,000	100	1995	2,000	319,673
HXG	760	55	1995	418	66,812
HXU	130	55	1995	72	11,508
SFB	144	80	2004	115	18,381

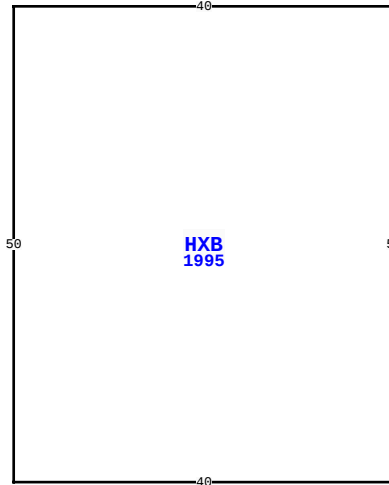
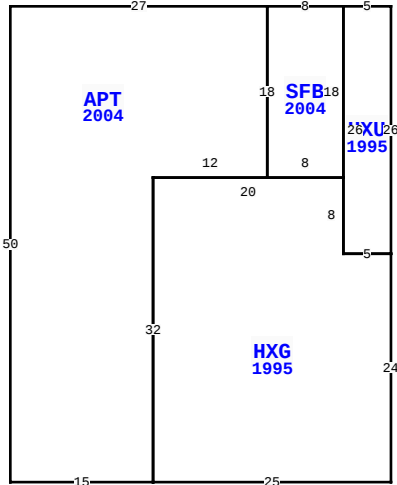
TOTALS	4,000			3,571	570,776
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
3	1241	WD DECK G	0	100	0	0	476.00	UT	17.25	17.25	
4	1241	WD DECK G	0	100	8	30	240.00	UT	17.25	17.25	
5	1242	WD DECK A	0	100	6	3	18.00	SF	10.00	10.00	
7	0820	WOOD WALK	0	100	9	10	90.00	SF	11.75	11.75	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000800	C	MULTI-FAMILY	100	0006	R-2	50.00	100.00	50.00	FF	

REVIEW DATE	06/06/2024	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2700	01	3,571	132.1695	183.72	656,064	1995	1999	0	0	0	13.00	87.00
1 DUPLEX 69.73% - 2014 Heated Area: 3081 HX Base Yr 2014												



426 TARPON AVE	A&B, FERNANDINA BEACH	03/20/2026	MLU
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TOTAL OB/XF												
2,929												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		570,776	
TOTAL MARKET OB/XF VALUE		2,929	
TOTAL LAND VALUE - MARKET		325,000	
TOTAL MARKET VALUE		898,705	
SOH/AGL Deduction		444,942	
ASSESSED VALUE		453,763	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		402,352	
TOTAL JUST VALUE		898,705	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		824,836	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121841	H/AC	4,100	09/06/2012
20081071	METAL ROOF	11,300	06/25/2008
20012560	ELEC.EQUIP.& SRVC	4,000	11/27/2001
20012264	ADD PLUMB.FIXTURE	2,000	10/16/2001
20012251	ALTER AC & HEATIN	2,000	10/15/2001
20011822	FINISH 1ST FLOOR	10,000	08/08/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1866/1711	7/01/2013	WD	Q	I	02
GRANTOR: EMSWILER MARLIN C & N					
GRANTEE: BOEHM MARK					
0960/0602	12/01/2000	WD	Q	I	01
GRANTOR: EMSWILER MARLIN C					
GRANTEE: EMSWILER MARLIN C &					

BUILDING NOTES					

BUILDING DIMENSIONS					
HXU=[YR=1995] W5 SFB=[YR=2004] W8 APT=[YR=2004] W27 S50 E15 HXG=[YR=1995] E25 N24 W5 N8 W20 S32\$ N32 E12 N18\$ S18 E8 N18\$ S26 E5 N26\$ PTR= E15 HXB=[YR=1995] E40 S50 W40 N50 \$ W15 \$.					

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