LOT 244-B
IN OR 1729/1939
DECLARATION CVNTS & RSTR

CHRISTENSON THOMAS & JENNIFER M
2037 NW BOBWHITE LN #105
SILVERDALE, WA 98383

2026

00-00-31-134B-0244-00B0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

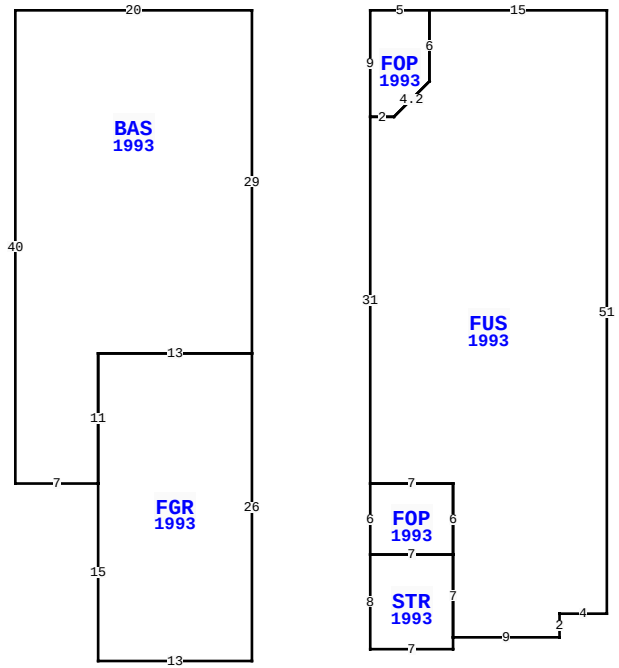
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	657	100	1993	657	116,138
FGR	338	55	1993	186	32,879
FOP	41	30	1993	12	2,121
FOP	42	30	1993	13	2,298
FUS	921	100	1993	921	162,805
STR	56	10	1993	6	1,060
TOTALS	2,055			1,795	317,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,795	201.6200	211.70	380,002	1992	1992	0	0	0	16.50	83.50

1 TOWNHOUSE 0% - 0 Heated Area: 1578 HX Base Yr



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

528 TARPON AVE B, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	317,302
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	162,500
TOTAL MARKET VALUE	479,802
SOH/AGL Deduction	10,378
ASSESSED VALUE	469,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	469,424
TOTAL JUST VALUE	479,802
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	509,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171875	UPPERDECK	6,043	06/20/2017
20151860	80'VIN	2,400	08/12/2015
20110896	H/AC	5,300	06/06/2011
20110774	REPLACE WATER SOF	200	05/19/2011
20041532	REROOF	5,000	06/24/2004
9948	REPAIR/RRF	5,500	07/29/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1729/1939	2/25/2011	WD	U	I	12	173,500
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: CHRISTENSON THOMAS						
1678/0692	5/24/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: DEUTSCHE BANK NATIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S40 E7 FGR=[YR=1993] S15 E13 N26 W13 S11$ N11 E13 N29$ PTR=E10 FOP=[YR=1993] E5 FUS=[YR=1993] E15 S51 W4 S2 W9 STR=[YR=1993] S1W7 N8E7 S7$ N7 FOP=[YR=1993] N6 W7 S6 E7 $N6 W7 N31 E2 R3 U3 N6 $ S6 D3 L3 W2 N9 $ W10 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	0006	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	162,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 162,500 Market: 0 Agricultural: 0 Common: 162,500 PRINTED 07/09/2026 BY SYS