

PEEPLS JOHN C
530B TARPON AVE
FERNANDINA BEACH, FL 32034

00-00-31-134B-0245-00B0

NASSAU COUNTY PROPERTY							PAGE 1 of 1	2
VALUATION SUMMARY								
VALUATION BY								STANDARD
Tax Group: 2				Tax Dist:				
BUILDING MARKET VALUE								299,145
TOTAL MARKET OB/XF VALUE								626
TOTAL LAND VALUE - MARKET								162,500
TOTAL MARKET VALUE								462,271
SOH/AGL Deduction								115,747
ASSESSED VALUE								346,524
TOTAL EXEMPTION VALUE				HX HB				51,411
BASE TAXABLE VALUE								295,113
TOTAL JUST VALUE								462,271
NCON VALUE								0
INCOME VALUE								
PREVIOUS YEAR MKT VALUE								489,547
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
19991616		EXTEND DRIVEWAY			300		11/15/1999	
10293		XF0B			2,450		02/06/1997	
7039B		NEW CONSTR			92,000		05/07/1992	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q / U I	V / I CD	RSN	SALE PRICE
1897/1049		1/03/2014		WD	Q	I	01	240,000
GRANTOR: LYNN ROBERT W SR & VI								
GRANTEE: PEEPLES JOHN C								
0993/0664		6/21/2001		WD	Q	I		155,000
GRANTOR: NELSON CHRISTINE								
GRANTEE: LYNN ROBERT W SR &								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=1993] W1 PT0=[YR=1993] N10 W12 S10 E12\$ W19 S40 E7 FGR=[YR=1993] S15 E13 N20 FST=[YR=1993] N6 W9 S6 E9\$ W9 N6 W4 S11\$ N11 E13 N29\$ PTR=E20 FOP=[YR=1993] E5 FUS=[YR=1993] E15 S51 W4 S2 W9 N7 FOP=[YR=1993] N6 W7 S6 E7 \$ N6 W7 N31 E5 N9 \$ S9 W5 N9 \$ W20 \$.								
ND LUE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR CONSRV
62,500								
Common: 162,500 PRINTED 07/09/2026 BY SYS								