LOT 246-A
IN OR 2717/1154
DEC OF CVNTS & RSTR IN OR 647/25

HARVEY MICHAEL P & SUSAN J
532 TARPON AVE UNIT A
FERNANDINA BEACH, FL 32034

2026

00-00-31-134B-0246-00A0

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 50
Interior Floo	14	CARPET 50
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

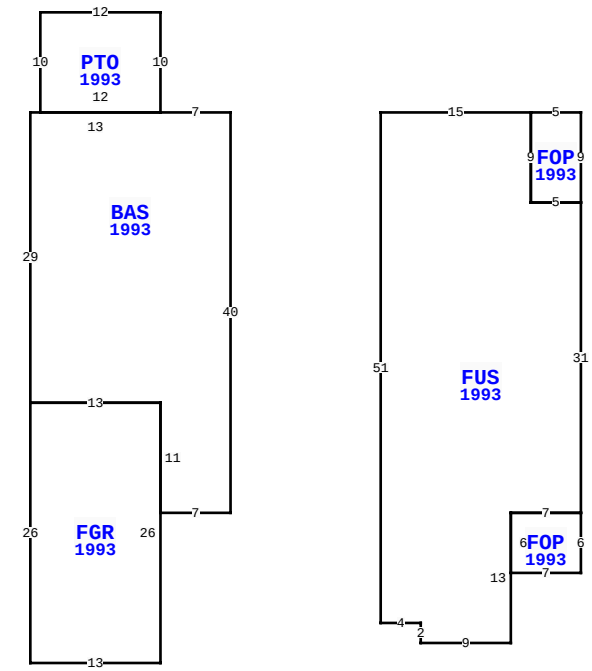
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1041.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	657	100	1993	657	112,794
FGR	338	55	1993	186	31,933
FOP	42	30	1993	13	2,232
FOP	45	30	1993	14	2,403
FUS	916	100	1993	916	157,258
PTO	120	5	1993	6	1,030
TOTALS	2,118			1,792	307,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,792	194.6500	204.38	366,249	1993	1993	0	0	0	16.00	84.00

1 TOWNHOUSE 100% - 2026 Heated Area: 1573 HX Base Yr 2026



532 TARPON AV A, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		307,649
TOTAL MARKET OB/XF VALUE		626
TOTAL LAND VALUE - MARKET		162,500
TOTAL MARKET VALUE		470,775
SOH/AGL Deduction		0
ASSESSED VALUE		470,775
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		419,364
TOTAL JUST VALUE		470,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		496,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041795	REROOF W/30YR SHN	0	10/05/2004
20032494	H/AC	4,000	02/11/2003
20011988	WIDEN INTERIOR WA	1,000	09/06/2001
9949	REPAIR/RRF	5,500	07/29/1996
7581	NEW CONSTR	92,000	03/19/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2717/1154	6/10/2024	WD	Q	I	02	575,000
GRANTOR: KELLNER DENNIS &						
GRANTEE: HARVEY MICHAEL P &						
2189/1294	4/09/2018	WD	Q	I	05	490,000
GRANTOR: BELL SUSAN K						
GRANTEE: KELLNER DENNIS & TA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 PTO=[YR=1993] N10 W12 S10 E12 $ W13 S29
FGR=[YR=1993] S26 E13 N26 W13 $ E13 S11 E7 N40 $ PTR= E15
FUS=[YR=1993] E15 FOP=[YR=1993] E5 S9 W5 N9 $ S9 E5 S31
FOP=[YR=1993] S6 W7 N6 E7 $ W7 S13 W9 N2 W4 N51 $ W15 $.

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
2	1241	WD DECK G	0	100	8	7	56.00	UT	11.50	11.50	100	1993	1993	3	20	129	
3	1241	WD DECK G	0	100	8	20	160.00	UT	15.53	15.53	100	1995	1995	3	20	497	

LAND DESCRIPTION

TOTAL OB/XF 626

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	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