LOT 249
IN OR 2619/382
GA FDNA BEACH 2 UNR

DAVIS POLLY SUTTON TRUST/DAVIS POLLY SUTTON TRUSTE
538 TARPON AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-134B-0249-0000

BUILDING CHARACTERISTICS

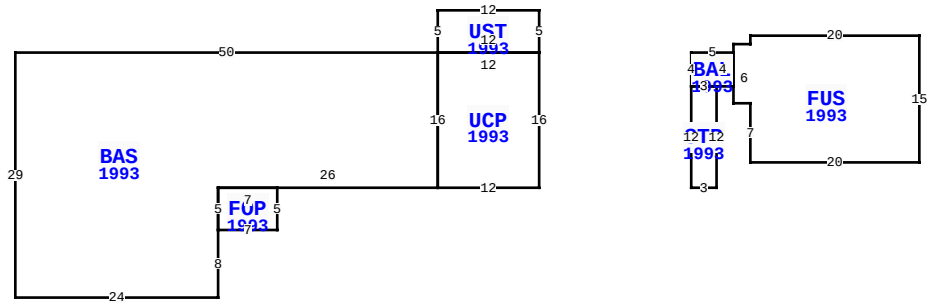
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	09	PINE WOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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
BAL	20	15	1993	3	503
BAS	1,112	100	1993	1,112	186,419
FOP	35	30	1993	10	1,676
FUS	314	100	1993	314	52,640
STR	36	10	1993	4	671
UCP	192	20	1993	38	6,370
UST	60	45	1993	27	4,526
TOTALS	1,769			1,508	252,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,508	131.0904	182.22	274,788	1962	2008	0	0	0	8.00	92.00

1 SNGL FAM 0% - 0 Heated Area: 1426 HX Base Yr



538 TARPON AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	252,805
TOTAL MARKET OB/XF VALUE	3,722
TOTAL LAND VALUE - MARKET	487,500
TOTAL MARKET VALUE	744,027
SOH/AGL Deduction	99,979
ASSESSED VALUE	644,048
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	644,048
TOTAL JUST VALUE	744,027
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	642,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222327	REMODEL	0	07/18/2022
20052474	REROOF W/30YR SHN	7,000	08/18/2005
20021036	RELOCATE ELEC PAN	2,000	06/18/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2619/0382	2/14/2023	WD	U	I	11	100
GRANTOR: DAVIS POLLY S						
GRANTEE: DAVIS POLLY SUTTON						
2327/0016	12/23/2019	QC	U	I	11	100
GRANTOR: DAVIS EDWIN S						
GRANTEE: DAVIS POLLY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S29 E24 N8 FOP=[YR=1993] E7 N5 W7 S5 $ N5 E26 UCP=[YR=1993] E12 N16 UST=[YR=1993] N5 W12 S5 E12 $ W12 S16 $ N16 $ PTR= E30 BAL=[YR=1993] E5 FUS=[YR=1993] N1 E2 N1 E20 S15 W20 N7 W2 N6$ S4 W2 STR=[YR=1993] S12 W3 N12 E3$ W3 N4$ W30$.

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	1242	WD DECK A	0	0	12	24	288.00	SF	10.00	10.00	100	2004	2004	3	20	576	
3	1241	WD DECK G	0	0	16	12	192.00	UT	17.25	17.25	100	2024	2023		95	3,146	

LAND DESCRIPTION

TOTAL OB/XF 3,722

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	0	0006	R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	487,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 487,500 Market: 0 Agricultural: 0 Common: 487,500 PRINTED 07/09/2026 BY SYS