LOT 250 EX S-1
IN OR 2492/1838
GA FDNA BEACH #2 UNR

QUINN FAMILY TRUST/QUINN THOMAS L TRUSTEE
624 TARPON AVE #B
FERNANDINA BEACH, FL 32034

2026

00-00-31-134B-0250-0000

BUILDING CHARACTERISTICS

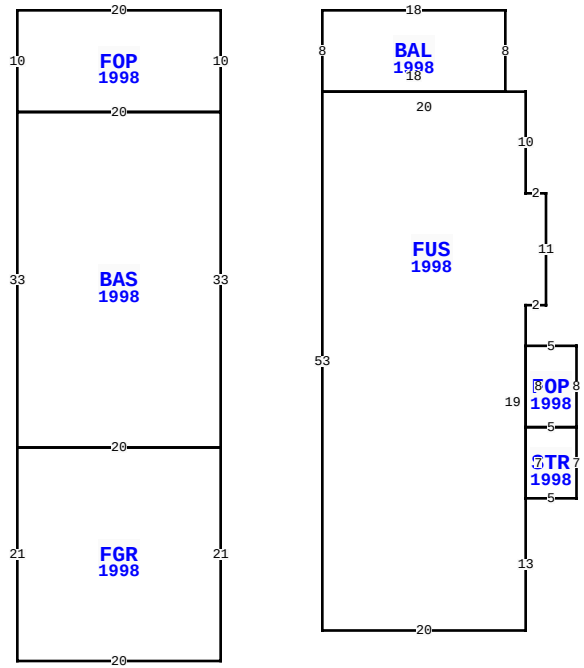
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	144	15	1998	22	2,405
BAS	660	100	1998	660	72,130
FGR	420	55	1998	231	25,246
FOP	40	30	1998	12	1,312
FOP	200	30	1998	60	6,557
FUS	1,082	100	1998	1,082	118,249
STR	35	10	1998	4	438
TOTALS	2,581			2,071	226,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,071	118.9524	124.90	258,668	1998	2000	0	0	0	12.50	87.50

1 TOWNHOUSE 100% - 2019 Heated Area: 1742 HX Base Yr 2019



624 TARPON AV B, 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		226,334
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		279,500
TOTAL MARKET VALUE		505,834
SOH/AGL Deduction		140,814
ASSESSED VALUE		365,020
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		308,609
TOTAL JUST VALUE		505,834
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131719	VINYLFNC	0	07/23/2013
20122423	REROOF W/30YR SHN	4,000	10/03/2012
20090482	ATT CAB / 100 AMP	0	04/20/2009
972234	NEW CONSTR	0	11/05/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2492/1838	8/26/2021	WD	U	I	11	100
GRANTOR: QUINN THOMAS LOUIS &						
GRANTEE: QUINN FAMILY TRUST						
1740/0048	5/24/2011	WD	Q	I	01	270,000
GRANTOR: HOWARD MILDRED J						
GRANTEE: QUINN THOMAS LOUIS						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1998] W20S10 BAS=[YR=1998] S33 FGR=[YR=1998] S21 E20 N21 W20 $ E20 N33W20$ E20N10 $ PTR= E10 BAL=[YR=1998] S8 FUS=[YR=1998] S53E20N13 STR=[YR=1998] E5N7 FOP=[YR=1998] N8W5S8E5$ W5S7$ N19E2N11W2N10W20$ E18N8 W18$ 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	100	0006	R-2	43.00	100.00	43.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	279,500							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 279,500 Market: 0 Agricultural: 0 Common: 279,500 PRINTED 07/09/2026 BY SYS