LOT SLY 73 FT OF LOT 258
IN OR 2268/216
GA FDNA BEACH 2 UNR

HERSEY ELMER C & LEIGHANNE C
724 TARPON AVE A&B
FERNANDINA BEACH, FL 32034

2026

00-00-31-134B-0258-0000

BUILDING CHARACTERISTICS

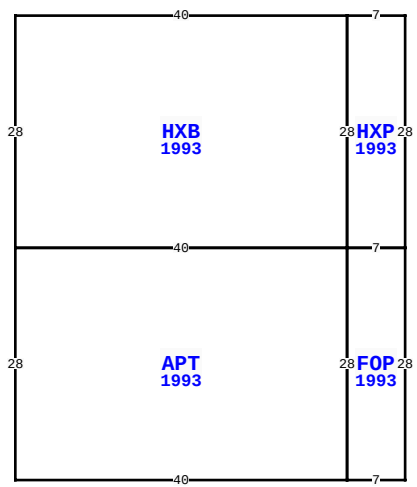
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.0100	

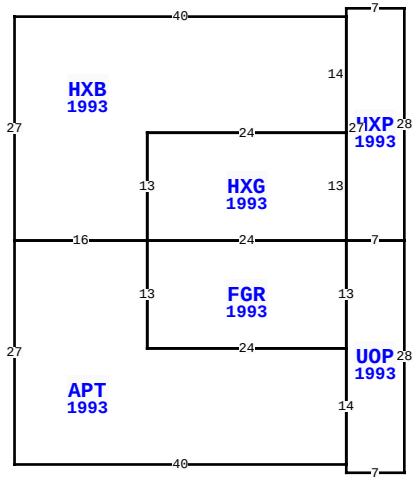
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	768	100	1993	768	48,828
APT	1,120	100	1993	1,120	71,208
FGR	312	55	1993	172	10,936
FOP	196	30	1993	59	3,751
HXB	768	100	1993	768	48,828
HXB	1,120	100	1993	1,120	71,208
HXG	312	55	1993	172	10,936
HXP	196	30	1993	59	3,751
HXP	196	30	1993	59	3,751
UOP	196	20	1993	39	2,479
TOTALS	5,184			4,336	275,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2700	01	4,336	101.3760	140.91	610,986	1988	1995	0	0	40	14.88	45.12

1 DUPLEX 50% - 2026 Heated Area: 3776 HX Base Yr 2026





724 TARPON AVE A&B, 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		275,677
TOTAL MARKET OB/XF VALUE		867
TOTAL LAND VALUE - MARKET		487,500
TOTAL MARKET VALUE		764,044
SOH/AGL Deduction		0
ASSESSED VALUE		764,044
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		712,633
TOTAL JUST VALUE		764,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		631,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121129	RE-ROOF	10,000	06/14/2012
4650	NEW CONSTR	55,000	01/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2268/0216	4/11/2019	WD	Q	I	02	430,000
GRANTOR: EARL FRANKLIN TITCOMB						
GRANTEE: HERSEY ELMER C & LE						
1022/0278	11/30/2001	QC	Q	I	06	100
GRANTOR: TITCOMB EARL JR						
GRANTEE: TITCOMB EARL F JR T						

BUILDING NOTES

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
4	1126	CB/STC 8"	0	100	73	3	219.00	SF	8.00	8.00	100	1988	1988	3	49.5	867	

BUILDING DIMENSIONS

HXP=[YR=1993] W7 HXB=[YR=1993] W40 S28 APT=[YR=1993] S28 E40 FOP=[YR=1993] E7 N28 W7 S28 $ N28 W40 $ E40 N28 $ S28 E7 N28 $ PTR= E15 HXB=[YR=1993] E40 HXP=[YR=1993] N1 E7 S28 UOP=[YR=1993] S28 W7 N1 APT=[YR=1993] W40 N27 E16 S13 E24 S14 $ N14 FGR=[YR=1993] W24 N13 E24 S13 $ N13 E7 $ W7 HXG=[YR=1993] W24 N13 E24 S13 $ N27 $ S14 W24 S13 W16 N27 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 867

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	000800	C	MULTI-FAMILY	100	0002	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 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 487,500 Market: 0 Agricultural: 0 Common: 487,500 PRINTED 07/09/2026 BY SYS