

N1/2 OF LOT 261 S-1
IN OR 2324/1619
GA FDNA BEACH #2 UNR

SMITH BRADLEY W & SUSAN L
730 TARPON AVE UNIT B
FERNANDINA BEACH, FL 32034

2026

00-00-31-134B-0261-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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 04 Quality Level 04
DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1041.0100

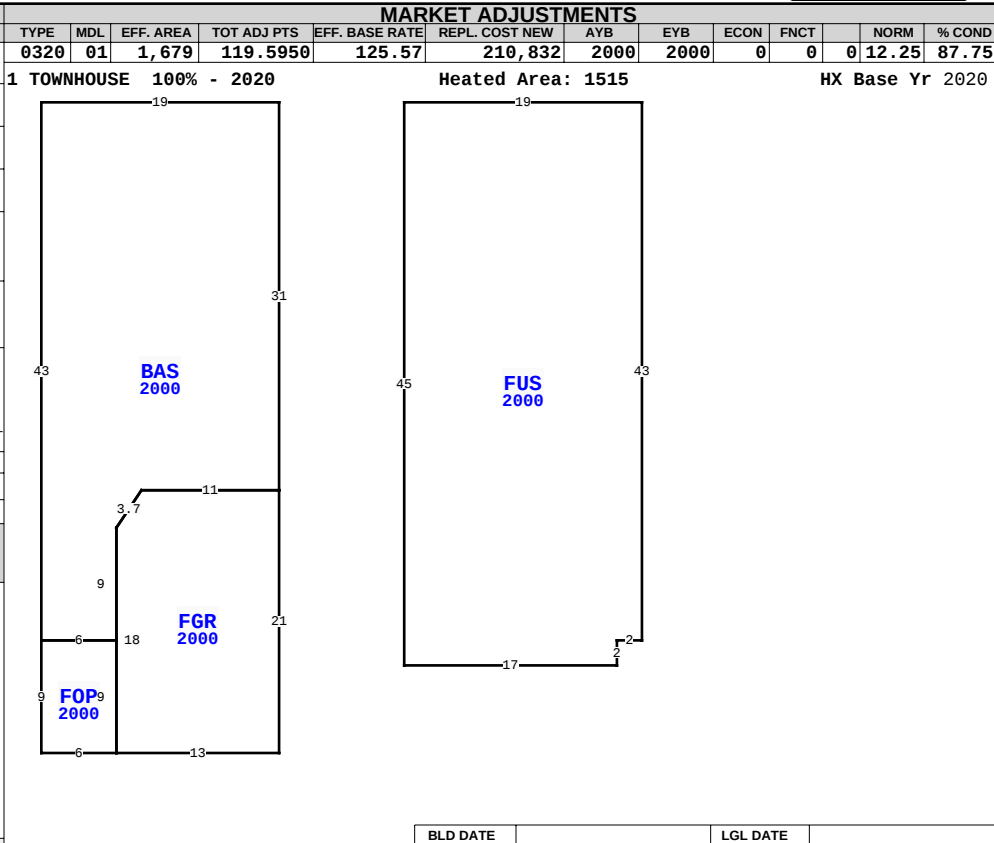
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	664	100	2000	664	73,164
FGR	270	55	2000	148	16,307
FOP	54	30	2000	16	1,763
FUS	851	100	2000	851	93,770
TOTALS	1,839			1,679	185,005

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
2	1241	WD DECK G	0 100	0 0	178.00	UT	17.25	17.25	100	2000	2000	3	26	798	

LAND DESCRIPTION			TOTAL OB/XF 798													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE 01/01/2023 BY CD



730 TARPON AV B, FERNANDINA BEACH

TOTAL OB/XF 798		
BLD DATE		LGL DATE
XF DATE		LAND DATE
INC DATE		AG DATE
03/20/2026		MLU

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	185,005		
TOTAL MARKET OB/XF VALUE	798		
TOTAL LAND VALUE - MARKET	162,500		
TOTAL MARKET VALUE	348,303		
SOH/AGL Deduction	19,705		
ASSESSED VALUE	328,598		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	277,187		
TOTAL JUST VALUE	348,303		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	381,516		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002616	NEW CONSTR	199,500	03/30/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2324/1619	12/10/2019	WD	Q	I	01	355,000
GRANTOR: GALLERIZZO JOSEPH A &						
GRANTEE: SMITH BRADLEY W & S						
1953/0001	12/11/2014	WD	Q	I	02	247,000
GRANTOR: SMITH KEVIN P & JANE						
GRANTEE: GALLERIZZO JOSEPH A						

BUILDING NOTES															
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BUILDING DIMENSIONS
BAS=[YR=2000] W19 S43 FOP=[YR=2000] S9 E6 FGR=[YR=2000]
E13 N21 W11 D3 L2 S18 \$ N9 W6 \$ E6 N9 R2 U3 E11 N31 \$ PTR=
E10 FUS=[YR=2000] E19 S43 W2 S2 W17 N45 \$ W10 \$.