LOT 263
IN OR 1194/137
GA FDNA BEACH 2 UNR

MARTIN SCOTT ANTHONY
335 JACK DR
COCOA BEACH, FL 32931-3841

2026

00-00-31-134B-0263-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

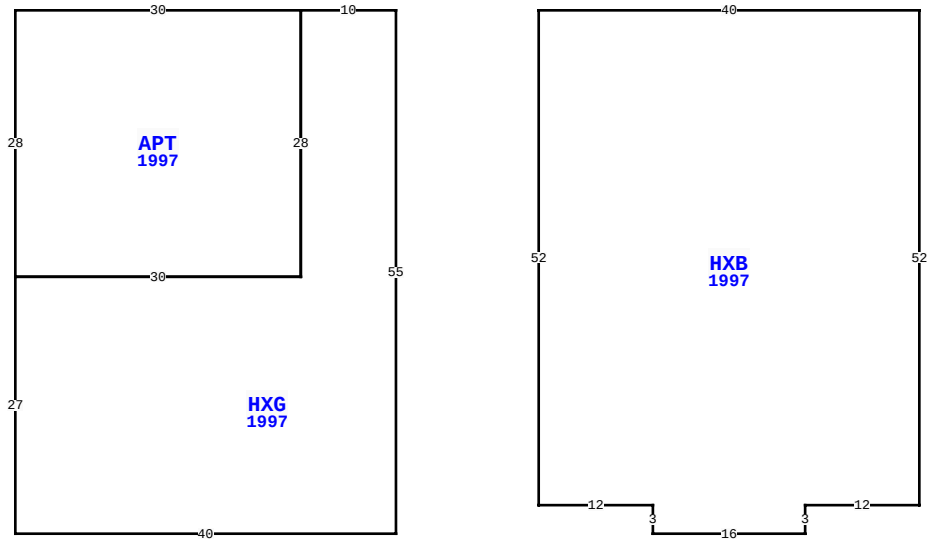
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1041.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	840	100	1997	840	112,623
HXB	2,128	100	1997	2,128	285,312
HXG	1,360	55	1997	748	100,288
TOTALS	4,328			3,716	498,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	3,716	111.5100	155.00	575,980	1997	1998	0	0	0	13.50	86.50

1 DUPLEX 0% - 0 Heated Area: 2968 HX Base Yr



734 TARPON AVE U&D, 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	498,223
TOTAL MARKET OB/XF VALUE	1,057
TOTAL LAND VALUE - MARKET	325,000
TOTAL MARKET VALUE	824,280
SOH/AGL Deduction	99,306
ASSESSED VALUE	724,974
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	724,974
TOTAL JUST VALUE	824,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	752,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20021255	H/AC	1,000	07/22/2002
10478-B	NEW CONSTR	155,521	05/12/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1194/0137	12/08/2003	QC	Q	I	01	100
GRANTOR: MARTIN SCOTT A & ROBE						
GRANTEE: MARTIN SCOTT ANTHON						
0543/1126	5/24/1988	WD	Q	V		18,000
GRANTOR: CATRON JAMES & C B						
GRANTEE: MARTIN SCOTT ET AL						

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
2	1241	WD DECK G	0	0	4	20	80.00	UT	11.50	11.50	100	1997	1997	3	23	212	
4	1241	WD DECK G	0	0	7	20	140.00	UT	20.13	20.13	100	2004	2004	3	30	845	

BUILDING DIMENSIONS

HXG=[YR=1997] W10 APT=[YR=1997] W30 S28 E30 N28 $ S28 W30 S27 E40 N55 $ PTR= E15 HXB=[YR=1997] E40 S52 W12 S3 W16 N3 W12 N52 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 1,057

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	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	325,000							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS