LOT 3
THE ISLANDS CLUB SUB PB 4/106

PROHASKA THOMAS R TRUST/PROHASKA THOMAS R TRUSTEE
418 LOVE LANE EAST
GREENWICH, RI 02818

2026

00-00-31-142A-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

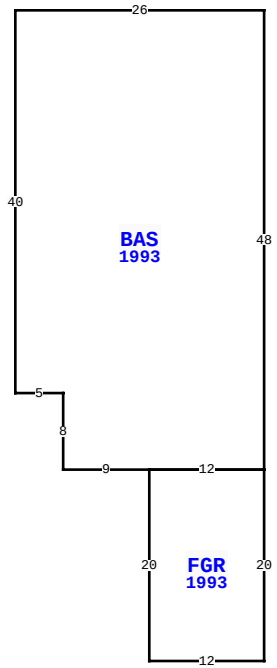
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,208	100	1993	1,208	227,731
FGR	240	55	1993	132	24,885
TOTALS	1,448			1,340	252,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,340	158.6281	220.49	295,457	1981	1995	0	0	0	14.50	85.50

1 SNGL FAM 0% - 0 Heated Area: 1208 HX Base Yr



525 TARPON AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	252,616
TOTAL MARKET OB/XF VALUE	1,936
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	554,552
SOH/AGL Deduction	147,973
ASSESSED VALUE	406,579
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	406,579
TOTAL JUST VALUE	554,552
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	501,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122023	PAVER DRIVEWAY	0	09/28/2012
20091390	2.5 TON H/AC UNIT	3,500	10/12/2009
20041876	RE-ROOF W/25YR SH	3,000	10/15/2004
991677	VINYL SIDING	8,750	11/24/1999
10620	REPAIR/RRF	4,569	07/24/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2699/664	3/11/2024	QC	U	I	11	100
GRANTOR: PROHASKA THOMAS R						
GRANTEE: PROHASKA THOMAS R T						
1292/0671	2/02/2005	WD	Q	I		265,000
GRANTOR: MICKLER MICHAEL J & R						
GRANTEE: PROHASKA THOMAS R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S40 E5 S8 E9 FGR=[YR=1993] S20 E12 N20 W12$ E12 N48$.

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	44	1,540	
3	1126	CB/STC 8"	0	0	10	3	30.00	SF	8.00	8.00	100	1981	1981	3	30	72	
6	1126	CB/STC 8"	0	0	27	5	135.00	SF	8.00	8.00	100	1981	1981	3	30	324	

LAND DESCRIPTION

TOTAL OB/XF 1,936

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-3	43.00	100.00	1.00	UT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS