LOT 4
THE ISLANDS CLUB SUB 4/106

MCLANE JENNIFER
527 TARPON AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-142A-0004-0000

BUILDING CHARACTERISTICS

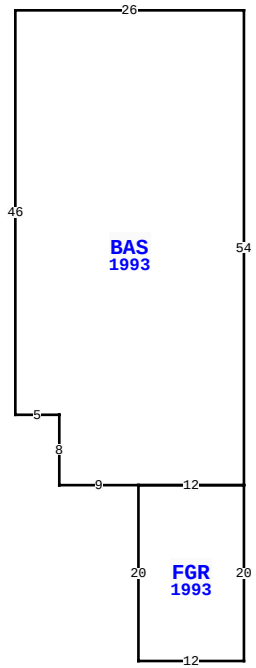
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,364	100	1993	1,364	228,224
FGR	240	55	1993	132	22,087
TOTALS	1,604			1,496	250,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,496	141.1986	196.27	293,620	1981	1995	0	0	0	14.75	85.25

1 SNGL FAM 0% - 2023 Heated Area: 1364 HX Base Yr



527 TARPON AVE, 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	250,311
TOTAL MARKET OB/XF VALUE	1,936
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	552,247
SOH/AGL Deduction	10,158
ASSESSED VALUE	542,089
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	542,089
TOTAL JUST VALUE	552,247
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	492,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062571	REPAIR SIDING	1,000	11/17/2006
20053213	REMOVE 1 PINE TRE	0	12/20/2005
20051183	REROOF W/30YR SHN	3,000	02/07/2005
20021166	REPLACED H/AC SYS	3,000	07/09/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2577/0147	6/15/2022	QC	U	I	11	100
GRANTOR: HORAK WILLIAM						
GRANTEE: MCLANE JENNIFER F/K						
2480/0077	7/16/2021	WD	Q	I	01	512,000
GRANTOR: WARD-LEE LEAH						
GRANTEE: HORAK JENNIFER M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S46 E5 S8 E9 FGR=[YR=1993] S20 E12 N20 W12$ E12 N54$.

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 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS