LOT 5
THE ISLANDS CLUB SUB 4/106

BOWERS SANDRA & WILLIAM J
529 TARPON AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-142A-0005-0000

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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03

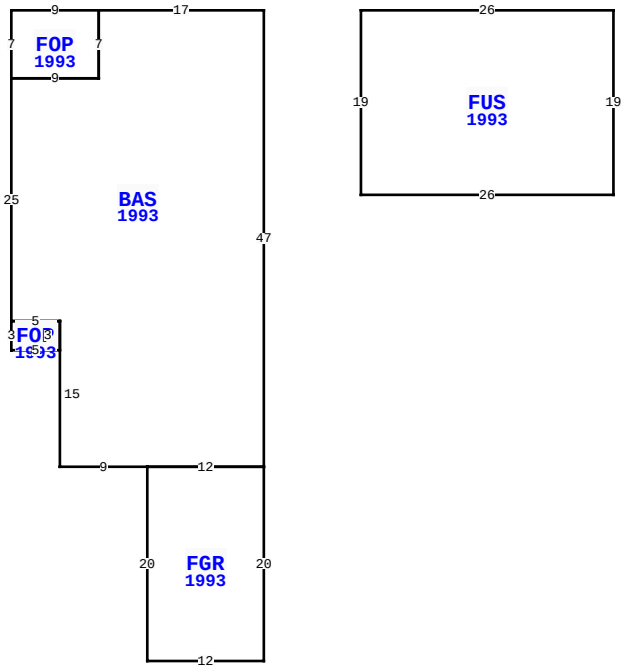
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,084	100	1993	1,084	184,224
FGR	240	55	1993	132	22,433
FOP	15	30	1993	4	680
FOP	63	30	1993	19	3,229
FUS	494	100	1993	494	83,954
TOTALS	1,896			1,733	294,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,733	143.0020	198.77	344,468	1981	1995	0	0	0	14.50	85.50

1 SNGL FAM 100% - 2018 Heated Area: 1578 HX Base Yr 2018



529 TARPON AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		294,520
TOTAL MARKET OB/XF VALUE		2,035
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		596,555
SOH/AGL Deduction		289,181
ASSESSED VALUE		307,374
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		200,963
TOTAL JUST VALUE		596,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		536,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121476	VINYL SIDING REPL	8,000	07/24/2012
20112166	REROOF W/30YR ARC	6,400	12/07/2011
20090236	2.5 TON H/AC ONLY	3,000	02/20/2009
20052817	REPAIR LEFT ROOF	1,000	10/10/2005
20010604	REPAIR 3 SHINGLES	1,000	04/05/2001
20010362	VINYL SDG & WINDO	15,000	02/28/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2448/1653	3/02/2021	QC	U	I	11	100
GRANTOR: BOWERS SANDRA						
GRANTEE: BOWERS SANDRA & WIL						
1932/1479	8/15/2014	WD	Q	I	01	280,000
GRANTOR: WALKER DON L & DEBORA						
GRANTEE: BOWERS WILLIAM H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FOP=[YR=1993] W9 S7 E9 N7$ S7 W9 S25
FOP=[YR=1993] S3 E5 N3 W5$ E5 S15 E9 FGR=[YR=1993] S20 E12
N20 W12$ E12 N47 $ PTR= E10 FUS=[YR=1993] E26 S19 W26 N19$
W10$.

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	1126	CB/STC 8"	0	100	10	3	30.00	SF	8.00	8.00	100	1981	1981	3	30	72	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	44	1,540	
6	1126	CB/STC 8"	0	100	27	5	135.00	SF	8.00	8.00	100	1981	1981	3	30	324	
8	0351	CARPORT MT	0	100	10	9	90.00	SF	5.50	5.50	100	1993	1993	3	20	99	

LAND DESCRIPTION

TOTAL OB/XF 2,035

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	100	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