LOT 7
NORTH POINTE PB 5/27

MACK TERRIA
925 TARPON AVE UNIT 7
FERNANDINA BEACH, FL 32034

2026

00-00-31-1470-0007-0000

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	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	07	SPECIAL 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

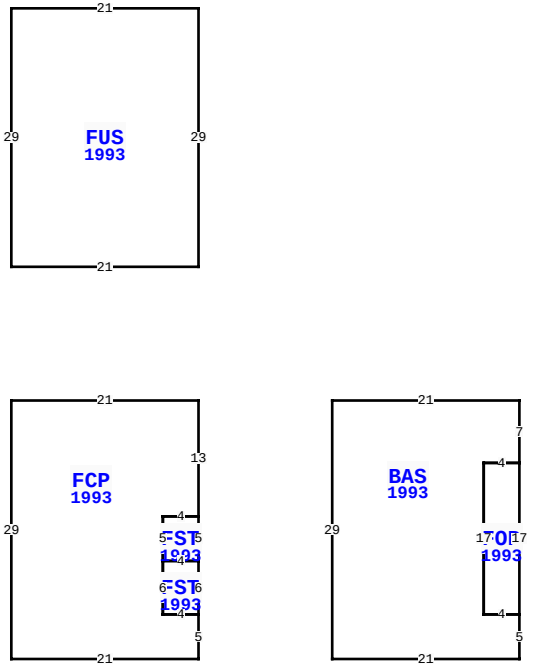
NEIGHBORHOOD/LOC 1017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	541	100	1993	541	86,718
FCP	565	25	1993	141	22,601
FOP	68	30	1993	20	3,206
FST	20	55	1993	11	1,764
FST	24	55	1993	13	2,084
FUS	609	100	1993	609	97,618
TOTALS	1,827			1,335	213,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,335	173.4751	182.15	243,170	1982	2000	0	0	0	12.00	88.00

1 TOWNHOUSE 100% - 2021 Heated Area: 1150 HX Base Yr



BLD DATE	04/01/2014	KK	LGL DATE
XF DATE			LAND DATE 04/28/2026 MLU
INC DATE			AG DATE

925 TARPON AV 7, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		213,990
TOTAL MARKET OB/XF VALUE		314
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		394,304
SOH/AGL Deduction		1,119
ASSESSED VALUE		393,185
TOTAL EXEMPTION VALUE	13	393,185
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		394,304
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060341	REPAIR/RRF	1,902	02/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2315/0011	9/12/2019	WD	Q	I	01	261,000
GRANTOR: ALTA TRUST						
GRANTEE: MACK TERRIA						
2235/1843	10/03/2018	FJ	U	I	11	0
GRANTOR: O'CONNELL RICHARD F E						
GRANTEE: ALTA TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W21 S29 E21 N5 FST=[YR=1993] N6 W4 S6 E4 $ W4 N6 FST=[YR=1993] E4 N5 W4 S5 $ N5 E4 N13 $ PTR= E15 BAS=[YR=1993] E21 S7 FOP=[YR=1993] W4 S17 E4 N17 $ W4 S17 E4 S5 W21 N29 $ W15 $ PTR= N15 FUS=[YR=1993] N29 W21 S29 E21 $ S15 $.

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	1242	WD DECK A	0	100	5	21	105.00	SF	13.50	13.50	100	2004	2004	3	20	284	
3	1242	WD DECK A	0	100	3	4	12.00	SF	12.50	12.50	100	1982	1982	3	20	30	

LAND DESCRIPTION

TOTAL OB/XF 314

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-2	0.00	0.00	1.00	UT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS