LOT 15
NORTH POINTE PB 5/27

CARLSON REVOCABLE LIVING TRUST/CARLSON GRANT D TRU
925 TARPON AV 15
FERNANDINA BEACH, FL 32034

2026

00-00-31-1470-0015-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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

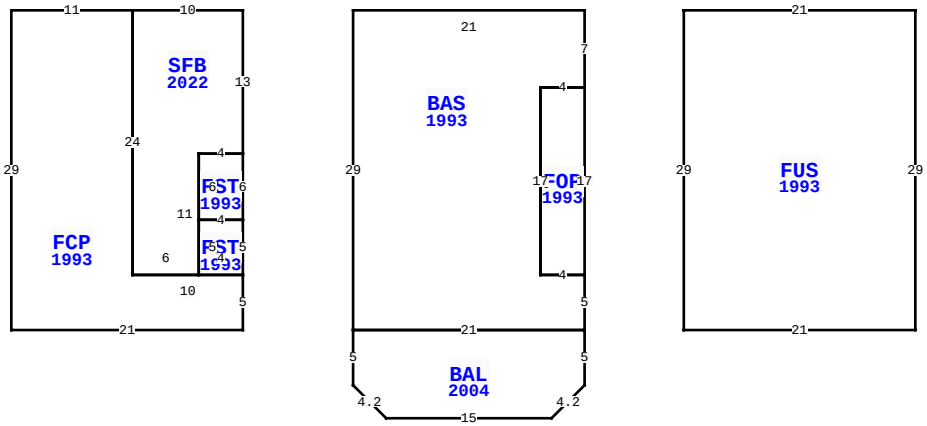
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	159	15	2004	24	3,840
BAS	541	100	1993	541	86,561
FCP	369	25	1993	92	14,720
FOP	68	30	1993	20	3,200
FST	20	55	1993	11	1,760
FST	24	55	1993	13	2,080
FUS	609	100	1993	609	97,441
SFB	196	80	2022	157	25,120
TOTALS	1,986			1,467	234,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,467	173.1593	181.82	266,730	1982	2000	0	0	0	12.00	88.00

1 TOWNHOUSE 100% - 2026 Heated Area: 1307 HX Base Yr 2026



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

925 TARPON AV 15, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		234,722
TOTAL MARKET OB/XF VALUE		30
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		414,752
SOH/AGL Deduction		0
ASSESSED VALUE		414,752
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		363,341
TOTAL JUST VALUE		414,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20020253	RE-ROOF	1,200	02/15/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2680/1174	11/20/2023	WD	Q	I	01	465,000
GRANTOR: NICHOLS WILLIAM C SR						
GRANTEE: CARLSON REVOCABLE L						
2439/0024	3/01/2021	WD	Q	I	01	327,000
GRANTOR: COSGROVE GREGORY J &						
GRANTEE: NICHOLS WILLIAM C S						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2022] W10 FCP=[YR=1993] W11 S29 E21 N5 FST=[YR=1993] N5 FST=[YR=1993] N6 W4 S6 E4$ W4 S5 E4$ W10 N24$ S24 E6 N11 E4 N13$ PTR= E10 BAS=[YR=1993] S29 BAL=[YR=2004] S5 R3 D3 E15 R3 U3 N5W21$ E21N5 FOP=[YR=1993] N17W4S17E4$ W4N17E4N7 W21$ W10 $ PTR=E40 FUS=[YR=1993] S29 E21 N29 W21 $ W40 $.

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	3	4	12.00	SF	12.50	12.50	100	2004	2004	3	20	30	

TOTAL OB/XF 30

LAND DESCRIPTION

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