LOT 16
NORTH POINTE PB 5/27

**STEVENSON THOMAS GORDON &/GRACE LAURA VIRGINIA**
925 TARPON AVENUE #16
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1470-0016-0000**

## 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 | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| 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

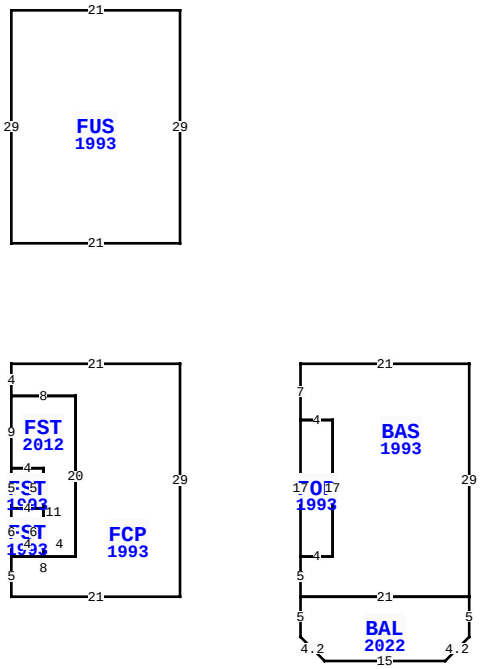
NEIGHBORHOOD/LOC 1017.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAL | 159 | 15 | 2022 | 24 | 3,792 |
| BAS | 541 | 100 | 1993 | 541 | 85,471 |
| FCP | 449 | 25 | 1993 | 112 | 17,694 |
| FOP | 68 | 30 | 1993 | 20 | 3,160 |
| FST | 20 | 55 | 1993 | 11 | 1,738 |
| FST | 24 | 55 | 1993 | 13 | 2,054 |
| FST | 116 | 55 | 2012 | 64 | 10,111 |
| FUS | 609 | 100 | 1993 | 609 | 96,214 |
| TOTALS | 1,986 | | | 1,394 | 220,233 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 11 | 1,394 | 170.9822 | 179.53 | 250,265 | 1982 | 2000 | 0 | 0 | 0 | 12.00 | 88.00 |

1 TOWNHOUSE 100% - 2026 Heated Area: 1150 HX Base Yr 2026




925 TARPON AV 16, FERNANDINA BEACH

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

## 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 | 0 | 0 | 159.00 | SF | 13.50 | 13.50 | 100 | 2004 | 2004 | 3 | 20 | 429 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 3 | 4 | 12.00 | SF | 12.50 | 12.50 | 100 | 2004 | 2004 | 3 | 20 | 30 | |

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 220,233 |
| TOTAL MARKET OB/XF VALUE | | 459 |
| TOTAL LAND VALUE - MARKET | | 180,000 |
| TOTAL MARKET VALUE | | 400,692 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 400,692 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 349,281 |
| TOTAL JUST VALUE | | 400,692 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 448,234 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20122100 | 5 WINDOWS REPLACM | 2,295 | 10/08/2012 |
| 20062486 | REPLACE DECK | 2,000 | 11/07/2006 |
| 20040664 | REBUILD DECK | 2,000 | 04/06/2004 |
| 20020252 | RE-ROOF | 1,200 | 02/14/2002 |
| 20012422 | VINYL SIDING & RO | 0 | 11/02/2001 |
| 984087 | INSTALL VINYL SID | 0 | 08/03/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2526/1294 | 12/29/2021 | WD | Q | I | 01 | 400,000 |
| GRANTOR: SCRUGGS SETH A & CARR | | | | | | |
| GRANTEE: STEVENSON THOMAS G | | | | | | |
| 2269/0580 | 4/17/2019 | QC | U | I | 11 | 100 |
| GRANTOR: SCRUGGS SETH A & FORE | | | | | | |
| GRANTEE: SCRUGGS SETH A & CA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FCP=[YR=1993] W21 S4 FST=[YR=2012] S9 FST=[YR=1993] S5 FST=[YR=1993] S6 E4 N6 W4 $ E4 N5 W4$ E4 S11E4N20W8$ E8 S20W8S5E21N29$ PTR= E15 BAS=[YR=1993] E21 S29 BAL=[YR=2022] S5 D3 L3 W15 U3 L3 N5 E21$ W21 N5 FOP=[YR=1993] E4 N17 W4 S17 $ E4 N17 W4 N7 $ W15 $ PTR= N15 FUS=[YR=1993] N29 W21 S29 E21 $ S15 $ .

## LAND DESCRIPTION

TOTAL OB/XF 459

| 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