LOT 19
IN OR 981/655
NORTH POINTE PB 5/27

KASUN DAVID M
925 TARPON AVE #19
FERNANDINA BEACH, FL 32034

2026

00-00-31-1470-0019-0000

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	14	CARPET 80
Interior Floo	08	SHT VINYL 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

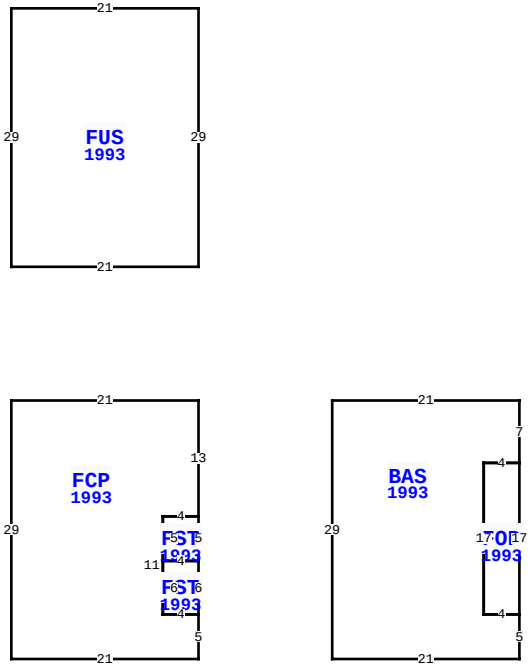
NEIGHBORHOOD/LOC 1017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	541	100	1993	541	82,834
FCP	565	25	1993	141	21,589
FOP	68	30	1993	20	3,062
FST	20	55	1993	11	1,684
FST	24	55	1993	13	1,991
FUS	609	100	1993	609	93,245
TOTALS	1,827			1,335	204,404

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	165.7032	173.99	232,277	1983	2000	0	0	0	12.00	88.00

1 TOWNHOUSE 100% - 2002 Heated Area: 1150 HX Base Yr 2002



BLD DATE	03/26/2014	KK	LGL DATE
XF DATE			LAND DATE 04/28/2026 MLU
INC DATE			AG DATE

925 TARPON AV 19, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	204,404
TOTAL MARKET OB/XF VALUE	2,029
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	386,433
SOH/AGL Deduction	258,854
ASSESSED VALUE	127,579
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	76,168
TOTAL JUST VALUE	386,433
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	430,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081803	REPAIR/RRF	2,115	12/10/2008
20062296	REPAIR/RRF	6,300	10/09/2006
20052404	REMODEL	2,000	08/09/2005
20041224	REMODEL	1,000	07/02/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0981/0655	4/12/2001	WD	Q	I		93,000
GRANTOR: WILLARD JAMES E & BAR						
GRANTEE: KASUN DAVID M						
0546/0903	6/30/1988	WD	Q	I		43,500
GRANTOR: STEVENSON LESLIE & H						
GRANTEE: WILLARD JAMES & B G						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W21 S29 E21 N5 FST=[YR=1993] N6 FST=[YR=1993] N5 W4 S5 E4 $ W4 S6 E4 $ W4 N11 E4 N13 $ PTR= E15 BAS=[YR=1993] E21 S7 FOP=[YR=1993] S17 W4 N17 E4 $ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	49	1,715	
3	1242	WD DECK A	0	100	5	21	105.00	SF	13.50	13.50	100	1983	1983	3	20	284	
4	1242	WD DECK A	0	100	3	4	12.00	SF	12.50	12.50	100	1983	1983	3	20	30	

LAND DESCRIPTION

TOTAL OB/XF 2,029

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