LOT 24
NORTH POINTE PB 5/27

BREED CYNTHIA ANNE
925 TARPON AVE #24
FERNANDINA BEACH, FL 32034

2026

00-00-31-1470-0024-0000

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 60
Interior Floo	14	CARPET 40
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

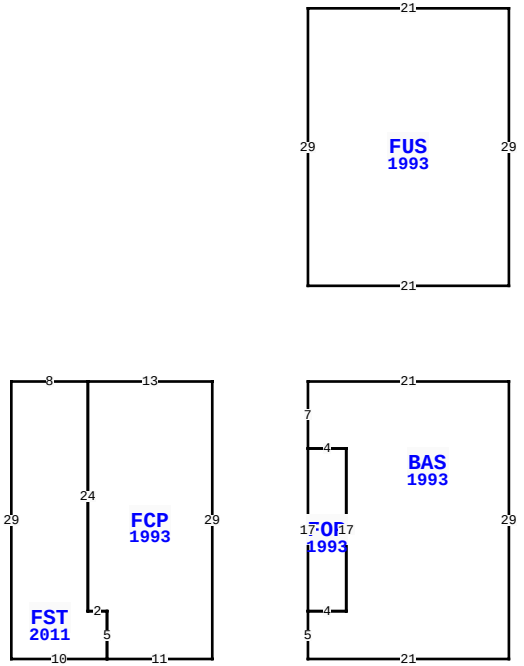
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	541	100	1993	541	83,714
FCP	367	25	1993	92	14,236
FOP	68	30	1993	20	3,095
FST	242	55	2011	133	20,581
FUS	609	100	1993	609	94,237
TOTALS	1,827			1,395	215,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,395	167.4629	175.84	245,297	1983	2000	0	0	0	12.00	88.00

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



925 TARPON AV 24, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		215,861
TOTAL MARKET OB/XF VALUE		30
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		395,891
SOH/AGL Deduction		139,942
ASSESSED VALUE		255,949
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		204,538
TOTAL JUST VALUE		395,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110029	REPAIR/RRF	2,100	01/05/2011
20091121	REPAIR/RRF	2,100	08/25/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2337/0126	1/31/2020	WD	Q	I	01	300,000
GRANTOR: DAWSON KATHY S						
GRANTEE: BREED CYNTHIA ANNE						
1633/0064	7/31/2009	WD	U	I	32	131,000
GRANTOR: BEALE ELAINE						
GRANTEE: DAWSON KATHY S						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W13 FST=[YR=2011] W8 S29 E10 N5 W2 N24 $ S24 E2 S5 E11 N29 $ PTR= E10BAS=[YR=1993] E21S29 W21 N5 FOP=[YR=1993] E4 N17 W4 S17 $ E4 N17 W4 N7 $W10 $ PTR= N10 E10 FUS=[YR=1993] N29 E21S29W21 $W10 S10 $.

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	1983	1983	3	20	30	

LAND DESCRIPTION

TOTAL OB/XF 30

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