LOT 26
NORTH POINTE PB 5/27

FERNANDEZ JEFFREY J & TRACY L HARRINGTON
40 WILBERT TERRACE
BLOOMFIELD, NJ 07003

2026

00-00-31-1470-0026-0000

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

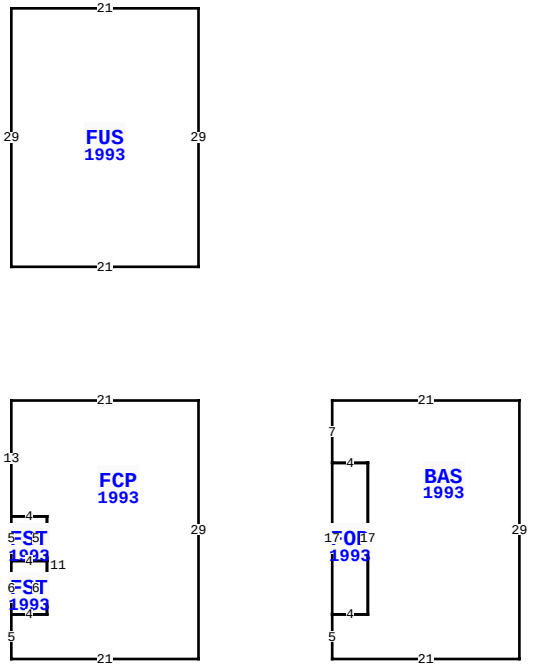
NEIGHBORHOOD/LOC 1017.00

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 0% - 2024 Heated Area: 1150 HX Base Yr



925 TARPON AV 26, FERNANDINA BEACH

BLD DATE	03/25/2014 KK	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	204,404
TOTAL MARKET OB/XF VALUE	314
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	384,718
SOH/AGL Deduction	0
ASSESSED VALUE	384,718
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	384,718
TOTAL JUST VALUE	384,718
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	428,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101125	REPAIR/RRF	3,950	07/12/2010
20061642	REPAIR/RRF	2,150	07/12/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/1903	3/09/2023	WD	Q	I	01	415,000
GRANTOR: DUCHEN RICHARD L & JE						
GRANTEE: FERNANDEZ JEFFREY J						
1084/1381	10/03/2002	WD	Q	I		130,000
GRANTOR: PETTINGILL MICHAEL R						
GRANTEE: DUCHEN RICHARD L &						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W21 S13 FST=[YR=1993] S5 FST=[YR=1993] S6 E4 N6 W4 $ E4 N5 W4 $ E4 S11 W4 S5 E21 N29 $ PTR= E15 BAS=[YR=1993] E21 S29 W21 N5 FOP=[YR=1993] E4 N17 W4 S17 $ E4 N17 W4 N7 $ 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	0	5	21	105.00	SF	13.50	13.50	100	1983	1983	3	20	284	
3	1242	WD DECK A	0	0	3	4	12.00	SF	12.50	12.50	100	1983	1983	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	0	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