

BLOCK 214 SUB S28 FT OF B OF 4
& SUB N72 FT OF A OF 5
IN OR 2483/1883

BOEHM MARK A
426-A TARPON AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0214-04B2



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 90
Roof Cover	01	MINIMUM 10
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100	1993	952	75,615
BAS	81	100	2001	81	6,433
BAS	135	100	2008	135	10,722
FSP	140	40	2008	56	4,448
TOTALS	1,308			1,224	97,220

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	1242	WD DECK A	0	0	7	14	98.00	SF	10.00
2	1242	WD DECK A	0	0	12	14	168.00	SF	10.00
4	0351	CARPORT MT	0	0	20	12	240.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	R-2	100.00	100.00	100.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,224	106.5406	111.87	136,929	1938	1938		0	0	29.00	71.00	
1 SINGLE FAM 0% - 0 Heated Area: 1168 HX Base Yr													
720 S 11TH ST, FERNANDINA BEACH													

BLD DATE	07/16/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
05/07/2025				MLU

TOTAL OB/XF													
1,180													

Total Acres: 0.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					97,220				
TOTAL MARKET OB/XF VALUE					1,180				
TOTAL LAND VALUE - MARKET					270,000				
TOTAL MARKET VALUE					368,400				
SOH/AGL Deduction					69,711				
ASSESSED VALUE					298,689				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					298,689				
TOTAL JUST VALUE					368,400				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					364,995				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002254	REMODEL	150	02/22/2000
7122	CARPORT	400	06/23/1992
5725	REPAIR/RRF	300	12/18/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2483/1883	7/30/2021	WD	Q	I	01	245,000	
GRANTOR: BROWN RUSSELL E & ARA							
GRANTEE: BOEHM MARK A							
1001/0468	8/03/2001	WD	Q	I	01	100	
GRANTOR: DONALDSON BRENDA J &							
GRANTEE: DONALDSON BRENDA J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W9 BAS=[YR=1993] W24S33E2S8 FSP=[YR=2008] S7E20N7W20\$ E20N8E2N9 BAS=[YR=2001] E9N9W9S9\$N24\$ S15E9N15 \$.									