IN OR 1521/1922

MOOREHEAD CYNTHIA B LIVING TRUST/MOOREHEAD DENNIS
737 TARPON AV
FERNANDINA BEACH, FL 32034

2026

12-3N-29-0000-0002-0090

BUILDING CHARACTERISTICS

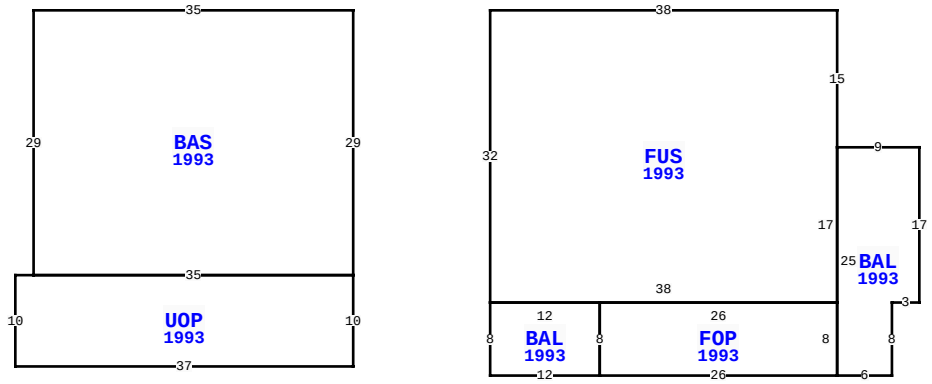
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	96	15	1993	14	2,042
BAL	201	15	1993	30	4,377
BAS	1,015	100	1993	1,015	148,077
FOP	208	30	1993	62	9,045
FUS	1,216	100	1993	1,216	177,401
UOP	370	20	1993	74	10,796
TOTALS	3,106			2,411	351,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,411	119.9520	166.73	401,986	1988	2000	0	0	0	12.50	87.50

1 SNGL FAM 100% - 2008 Heated Area: 2231 HX Base Yr



737 TARPON AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		351,738
TOTAL MARKET OB/XF VALUE		3,150
TOTAL LAND VALUE - MARKET		487,500
TOTAL MARKET VALUE		842,388
SOH/AGL Deduction		219,866
ASSESSED VALUE		622,522
TOTAL EXEMPTION VALUE	13	622,522
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		842,388
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		614,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-1636	2ND STORY DECK	44,829	12/22/2025
20132834	WINDOWS	6,454	12/17/2013
20130284	REROOF W/30YR SHN	6,485	02/12/2013
20040071	REPAIR CEDAR LAP	0	01/18/2004
19972040	XFOB	1,778	09/15/1997
10576	REMODEL	16,400	06/27/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1521/1922	8/28/2007	QC	Q	I	01	107,800
GRANTOR: MOOREHEAD CYNTHIA B &						
GRANTEE: MOOREHEAD CYNTHIA B						
1206/0014	2/04/2004	WD	Q	I		355,000
GRANTOR: KEATING JOHN P & LAUR						
GRANTEE: MOOREHEAD CYNTHIA &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 S29 UOP=[YR=1993] W2 S10 E37 N10 W35 $ E35 N29 $ PTR= E15 FUS=[YR=1993] E38 S15 BAL=[YR=1993] E9 S17 W3 S8 W6 FOP=[YR=1993] W26 BAL=[YR=1993] W12 N8 E12 S8 $ N8 E26 S8 $ N25 $ S17 W38 N32 $ W15 $.

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
4	0510	GARAGE WD-	0	100	16	16	256.00	SF	35.00	35.00	100	1998	1998	3	24	2,150	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1998	1998	3	20	1,000	

LAND DESCRIPTION

TOTAL OB/XF 3,150

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	75.00	100.00	75.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	487,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 487,500 Market: 0 Agricultural: 0 Common: 487,500 PRINTED 07/09/2026 BY SYS