

PT OF LOT 53
IN OR 2650/1678
FIVE POINTS #2 PB 3/35

CARTER MARCUS O
1458 HOLLY DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-024B-0053-0000



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	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04
DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,548	100	1,548	213,008
FGR	484	55	266	36,602
FOP	192	30	58	7,981
FOP	226	30	68	9,357
FUS	918	100	918	126,318

TOTALS 3,368 2,858 393,266

EXTRA FEATURES

L N	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
1	0811	CONCRETE B	0	100	0	0	1,012.00	SF	5.20	5.20	100	2017	2017	3	97	5,105	
2	0810	CONCRETE A	0	100	0	0	81.00	SF	6.50	6.50	100	2017	2017	3	97	511	
4	0861	POOL GUNIT	0	100	0	0	370.00	SF	85.00	85.00	100	2020	2020	3	95	29,878	
5	0855	CONC PAVER	0	100	0	0	926.00	SF	10.00	10.00	100	2020	2020	3	99	9,167	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RM	100.00	147.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							

MARKET ADJUSTMENTS												HEATED AREA: 2466		HX Base Yr 2018	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
0900	01	2,858	118.2426	140.41	401,292	2017	2017	0	0	2.00	98.00				
1 SNGL FAM - 100% - 2018															

1458 HOLLY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		393,266
TOTAL MARKET OB/XF VALUE		44,661
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		557,927
SOH/AGL Deduction		125,339
ASSESSED VALUE		432,588
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		382,588
TOTAL JUST VALUE		557,927
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		533,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2004828	SWIM POOL	49,000	08/14/2020
B176328	CO ISSUED	0	07/17/2017
B1633425	NEW CONSTR	303,229	11/21/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2650/1678	6/23/2023	QC	U	I	11	100	
GRANTOR: CARTER MARCUS O & DEB							
GRANTEE: CARTER MARCUS O							
2075/1082	10/03/2016	QC	U	V	11	100	
GRANTOR: CARTER OLIN JR & AUTI							
GRANTEE: CARTER MARCUS O & D							

BUILDING NOTES

BAS=[YR=2017] W22 S2 FOP=[YR=2017] W30 S8 E12 N2 E7 S2 E11 N8\$ S8 W11 N2 W7 S2 W12 S30 FOP=[YR=2017] S7 E30 FGR=[YR=2017] S3 E22 N22 W22 S19\$ N7 W10 S2 W9 N2 W11\$ E11 S2 E9 N2 E10 N12 E22 N28\$ PTR=E15 FUS=[YR=2017] E30 S30 W10 S2 W9 N2 W11 N30\$ W15\$.