LOT 54 & PT OF LOT 53
IN OR 600/237 & OR 1108/48
(EX OR 2075/1082)

CARTER OLIN JR & AUTIE V
1468 HOLLY DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-024B-0054-0000

BUILDING CHARACTERISTICS

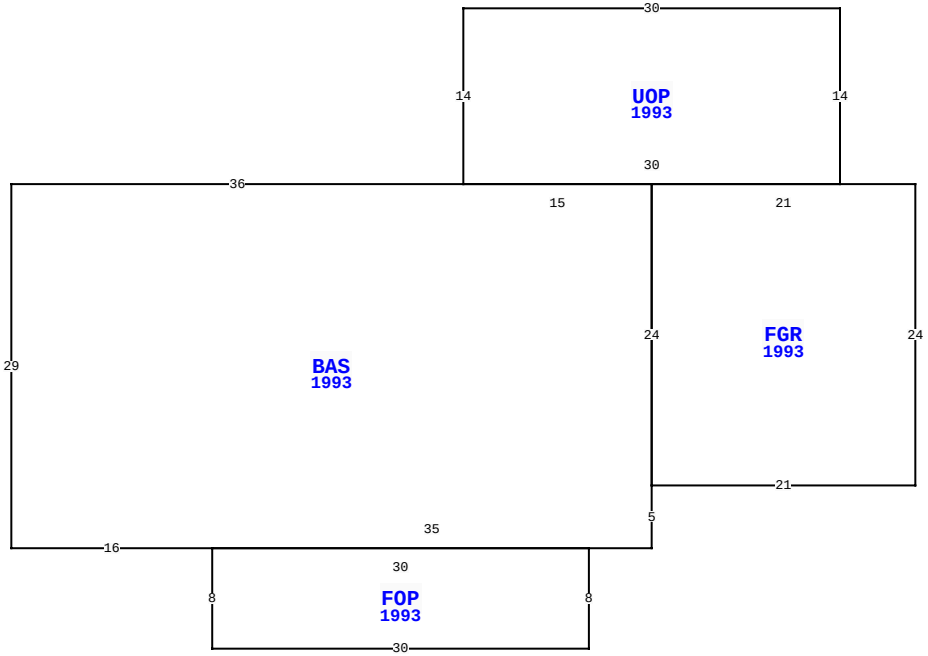
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,479	100	1,479	124,267
FGR	504	55	277	23,274
FOP	240	30	72	6,050
UOP	420	20	84	7,057
TOTALS	2,643		1,912	160,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,912	110.1520	99.41	190,072	1990	1990	0	0	0	15.48	84.52

1 SINGLE FAM – 100% - 1991 Heated Area: 1479 HX Base Yr 1991



1468 HOLLY DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		160,649
TOTAL MARKET OB/XF VALUE		22,950
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		303,599
SOH/AGL Deduction		119,253
ASSESSED VALUE		184,346
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		134,346
TOTAL JUST VALUE		303,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226359	DEMO WF	2,600	08/01/2012
B9905688	SWIM POOL	17,740	01/01/1999
6446	NEW CONSTR	58,045	05/04/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0600/0237	6/21/1990	WD	U	V	01	100

GRANTOR: CARTER REBA J

GRANTEE: CARTER OLIN JR & AU

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W30 S14 BAS=[YR=1993] W36 S29 E16 FOP=[YR=1993] S8 E30 N8 W30 $ E35 N5 FGR=[YR=1993] E21 N24 W21 S24 $ N24 W15 $ E30 N14 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
2	0812	CONCRETE C	0	100	0	0	1,772.00	SF	4.00	4.00	100	1990	1990	3	62	4,395	
3	0680	POLE SHED	0	100	0	0	390.00	SF	10.00	10.00	100	1990	1990	3	20	780	
4	0861	POOL GUNIT	0	100	0	0	494.00	SF	85.00	85.00	100	1999	1999	3	25	10,498	
5	0845	KOOL DECK	0	100	0	0	809.00	SF	7.25	7.25	100	1999	1999	3	79	4,634	
6	0940	SHEDS/PORT	0	100	8	6	48.00	SF	20.10	20.10	100	2001	2001	3	20	193	

LAND DESCRIPTION

TOTAL OB/XF 22,950

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	SFR	100		RM	100.00	147.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							

REVIEW DATE 03/21/2017 BY DJ Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS