

LOT 13
IN OR 1216/247
PDSTRIAN ESMT PT OR 1179/1730

LARSEN ERIC J & REBECCA J
96049 CARIBBEAN COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0315-0013-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 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	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 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	2027.00

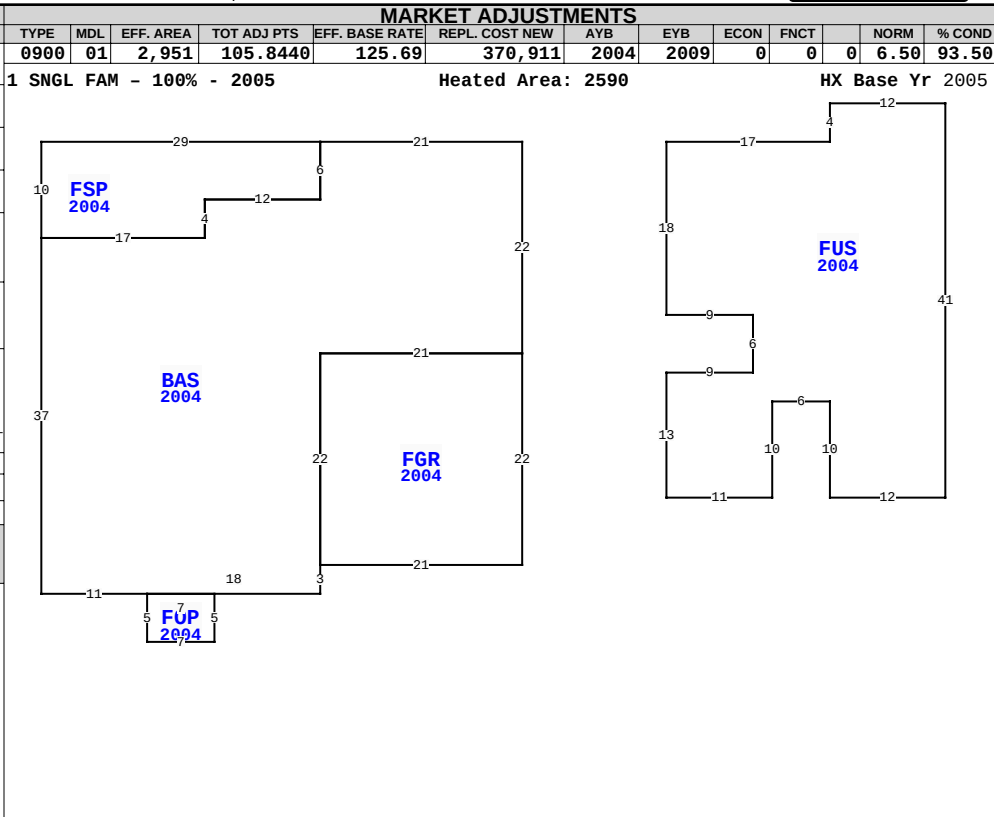
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,583	100	1,583	186,034
FGR	462	55	254	29,850
FOP	35	30	10	1,175
FSP	242	40	97	11,400
FUS	1,007	100	1,007	118,343

TOTALS	3,329	2,951	346,802
--------	-------	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	721.00	SF	5.20	
3	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	
4	0810	CONCRETE A	0 100	0	0	332.00	SF	6.50	
5	0855	CONC PAVER	0 100	0	0	525.00	SF	7.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00

REVIEW DATE 01/07/2022 BY RK



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	721.00	SF	5.20	
3	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	
4	0810	CONCRETE A	0 100	0	0	332.00	SF	6.50	
5	0855	CONC PAVER	0 100	0	0	525.00	SF	7.00	

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 8	Tax Dist:								
BUILDING MARKET VALUE	346,802								
TOTAL MARKET OB/XF VALUE	12,099								
TOTAL LAND VALUE - MARKET	145,000								
TOTAL MARKET VALUE	503,901								
SOH/AGL Deduction	255,525								
ASSESSED VALUE	248,376								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	198,376								
TOTAL JUST VALUE	503,901								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	483,256								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20215457	REPAIR/RRF	0	05/01/2021
B24797	ADDITION	1,300	06/01/2011
B0311363	NEW CONSTR	188,384	07/01/2003
R035223	REPAIR/RRF	1,500	07/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1216/0247	3/18/2004	WD	Q	I		292,300	
GRANTOR:MEADOWFIELD OF JACKSO							
GRANTEE:LARSEN ERIC J & REB							
1110/0744	1/30/2003	WD	U	V	19	275,000	
GRANTOR:OCEAN REACH JOINT VEN							
GRANTEE:MEADOWFIELD OF JAX							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2004]	W21	FSP=[YR=2004]	W29	S10	E17	N4	E12	N6	\$ S6
W12	S4	W17	S37	E11	FOP=[YR=2004]	S5	E7	N5	W7 \$ E18 N3
FGR=[YR=2004]	E21	N22	W21	S22	\$ N22	E21	N22	\$ PTR=	E15
FUS=[YR=2004]	E17	N4	E12	S41	W12	N10	W6	S10	W11 N13 E9 N6 W9
N18	\$	W15	\$						

PRINTED 08/02/2023 BY SYS