

PT OF LOT 31 (S-1 & S-5)
IN OR 1965/1997
E O FRIEND SUB DB Z/165

CARTER CARLOS & RUBY L
206 WEST CARTER LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-034A-0031-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2															
Exterior Wall	17	CB STUCCO 100	0100	01	2,490	114.0480	102.93	256,296	1955	1985	0	0	0	18.50	81.50	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 2436														
Roof Cover	03	COMP SHNGL 100														HX Base Yr														
Interior Wall	03	PLASTER 100																												
Interior Floo	14	CARPET 80																												
Interior Floo	08	SHT VINYL 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																												
BUD8 Adjustme	05	DIST 1A 100																												
Occupancy	00	NONE 100																												
Quality			05	Quality Level 05																										
DOR CODE			5000IMPROVED AG																											
MAP NUM															MKT AREA			02												
NEIGHBORHOOD/LOC			2020.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	2,436	100	2,436	204,351																										
FOP	180	30	54	4,530																										
TOTALS			2,616	2,490	208,881																									
EXTRA FEATURES			206 W CARTER LN, FERNANDINA BEACH																											
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	44	1,540														
2	0861	POOL GUNIT	0	100	0	0	544.00	SF	85.00	85.00	100	1981	1981	3	20	9,248														
3	0201	BARN WD 10	0	100	68	40	2,720.00	SF	17.00	17.00	100	1981	1981	3	20	9,248														
4	0810	CONCRETE A	0	100	0	0	210.00	SF	6.50	6.50	100	1955	1955	3	20	273														
5	0810	CONCRETE A	0	100	19	26	494.00	SF	6.50	6.50	100	1978	1978	3	30	963														
6	0812	CONCRETE C	0	100	0	0	1,069.00	SF	4.00	4.00	100	1981	1981	3	38	1,625														
7	0811	CONCRETE B	0	100	0	0	713.00	SF	5.20	5.20	100	1985	1985	3	49.5	1,835														
8	0845	KOOL DECK	0	100	0	0	399.00	SF	7.25	7.25	100	1981	1981	3	38	1,099														
12	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	35.00	35.00	100	1995	1995	3	24	10,080														
13	0810	CONCRETE A	0	100	40	4	160.00	SF	6.50	6.50	100	1995	1995	3	72	749														
LAND DESCRIPTION			TOTAL OB/XF												36,660															
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	005000	C	RURAL HOME	100		RS-2	0.00	0.00	1.50	AC		1.00	1.00	1.00	175,000.00	175,000.00	262,500													
2	006000	A	PAST1/HAY	0		RS-2	0.00	0.00	6.42	AC		1.00	1.00	1.00	440.00	440.00	2,825													
3	009910	M	MKT. VAL. AG	0		RS-2	0.00	0.00	6.42	AC		1.00	1.00	1.00	50,000.00	50,000.00	321,000													
REVIEW DATE 05/11/2020 BY DJA Total Acres: 7.92 Total Land Value: 265,325 Market: 321,000 Agricultural: 2,825 Common: 262,500 PRINTED 08/02/2023 BY SYS																														

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