

BLOCK 182 SUB LOTS C & D
OF LOT 2
CITY OF FDNA BEACH PB 1/25

CARROLL JUSTIN M
1116 S 10TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0182-002C



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	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
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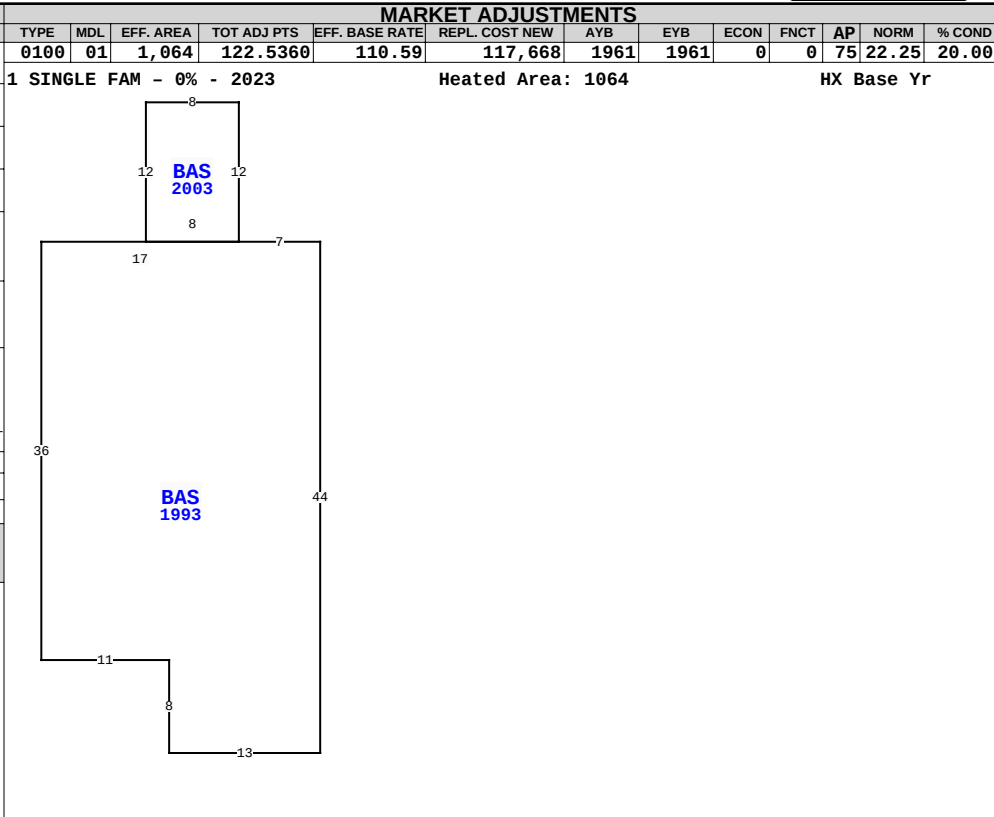
NEIGHBORHOOD/LOC	1009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	968	100	968	21,410
BAS	96	100	96	2,123

TOTALS	1,064		1,064	23,534
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	18	5		90.00 SF 6.50	
2	0810	CONCRETE A	0	0	12	9		108.00 SF 6.50	
3	0940	SHEDS/PORT	0	0	12	10		120.00 SF 30.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0006	R-2	50.00	100.00	50.00



BLD DATE	04/04/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
1,873									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 2									
Tax Dist:									
BUILDING MARKET VALUE									
23,534									
TOTAL MARKET OB/XF VALUE									
1,873									
TOTAL LAND VALUE - MARKET									
100,000									
TOTAL MARKET VALUE									
125,407									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
125,407									
TOTAL EXEMPTION VALUE									
0									
BASE TAXABLE VALUE									
125,407									
TOTAL JUST VALUE									
125,407									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
187,486									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230204	1480T 1180H	216,211	05/01/2023
20041247	CHNGE SRVC	2,000	07/07/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2610/1392	12/29/2022	WD	Q	I	01	150,000	
GRANTOR: PETERS MARK D							
GRANTEE: CAROLL JUSTIN M							
1465/1390	12/14/2006	QC	U	I	06	100	
GRANTOR: ULSAKER NORMAN L & JU							
GRANTEE: PETERS MARK D							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W7 BAS=[YR=2003] N12 W8 S12 E8 \$ W17 S36 E11 S8 E13 N44 \$.									