

LOT 9
PRESERVE AT SUMMER BEACH #3
PBK 8/99

CARABETTA MICHAEL R & CATHRYN
94106 GULL POINT PL
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1675-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,936	100	2,936	601,403
FGR	361	55	199	40,763
FGR	462	55	254	52,029
FOP	182	30	55	11,266
FOP	240	30	72	14,748
TOTALS	4,181		3,516	720,209

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0855	CONC PAVER	0	100	0	0	1,122.00	SF	7.00	7.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,516	147.4308	210.09	738,676	2017	2017	0	0	2.50	97.50
1 SFR CUST - 100% - 2022 Heated Area: 2936 HX Base Yr 2022											
94106 GULL POINT PL, FERNANDINA BEACH											

TOTAL OB/XF											
9,578											

NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		720,209	
TOTAL MARKET OB/XF VALUE		9,578	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		1,029,787	
SOH/AGL Deduction		187,395	
ASSESSED VALUE		842,392	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		792,392	
TOTAL JUST VALUE		1,029,787	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		817,856	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1708487	CO ISSUED	0	09/26/2017
B1633343	NEW CONSTR	373,376	11/02/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2456/1338	4/20/2021	WD	Q	I	02
GRANTOR: WARD DONALD H & DONNA					
GRANTEE: CARABETTA MICHAEL R					
2149/0226	9/29/2017	SW	Q	I	02
GRANTOR: HOWARE LLC					
GRANTEE: WARD DONALD H & DON					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W17 FOP=[YR=2017] W20 S12 E20 N12\$ S12 W20 N12 W26 S5 W4 S16 E4 S18 FGR=[YR=2017] S1 D7 L7 D16 R16 U8 R8 N2 FOP=[YR=2017] E18 N2 E2 N6 U3 L3 W7 S3 W10 S8\$ N8 W4 N6 W13\$ E13 S6 E14 N3 E7 D3 R3 S6 W2 S8 E6 FGR=[YR=2017] S21 E22 N21 W22\$ E22 N59\$.											