LOT 30
IN OR 2029/1507
FLORIDIAN ENCLAVE AT FLORA

RASKIN EDWARD S & SUE A
83024 CARRIE CT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0559-0030-0000

BUILDING CHARACTERISTICS

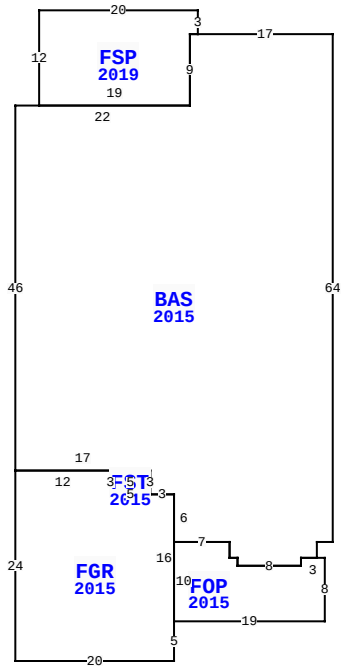
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 04
NEIGHBORHOOD/LOC	4146.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,221	100	2,221	300,293
FGR	456	55	251	33,937
FOP	158	30	47	6,355
FSP	231	40	92	12,439
FST	15	55	8	1,082
TOTALS	3,081		2,619	354,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,619	117.9840	140.11	366,948	2015	2015	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2017 Heated Area: 2221 HX Base Yr 2017



83024 CARRIE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		354,105
TOTAL MARKET OB/XF VALUE		7,662
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		426,767
SOH/AGL Deduction		214,323
ASSESSED VALUE		212,444
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		162,444
TOTAL JUST VALUE		426,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429473	CO ISSUED	0	04/08/2015
B1429473	NEW CONSTR	277,189	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2029/1507	2/12/2016	WD	Q	I	02	310,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: RASKIN EDWARD S & S						
1945/1810	10/30/2014	WD	U	V	30	54,500
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W17 FSP=[YR=2019] N3 W20 S12 E19 N9 E1$ W1 S9 W22 S46 FGR=[YR=2015] S24 E20 N5 FOP=[YR=2015] E19 N8 W3 S1 W8 N1 W1 N2 W7 S10$ N16 W3 FST=[YR=2015] N3 W5 S3 E5$ W5 N3 W12$ E17 S3 E3 S6 E7 S2 E1 S1 E8 N1 E2 N2 E2 N64$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
2	0855	CONC PAVER	0	100	0	0	540.00	SF	10.00	10.00	100	2015	2015	3	96	5,184	
3	0855	CONC PAVER	0	100	14	4	56.00	SF	10.00	10.00	100	2015	2015	3	96	538	

LAND DESCRIPTION

TOTAL OB/XF 7,662

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 03/12/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS