LOT 31
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

TURNER CHRISTINE N L/E/
83030 CARRIE CT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0559-0031-0000

BUILDING CHARACTERISTICS

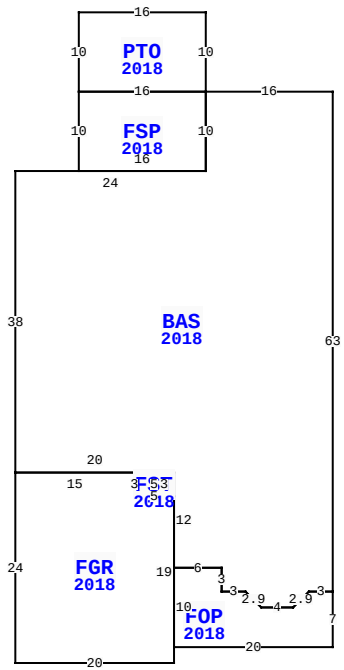
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,974	100	1,974	268,598
FGR	465	55	256	34,834
FOP	146	30	44	5,987
FSP	160	40	64	8,708
FST	15	55	8	1,088
PTO	160	5	8	1,088
TOTALS	2,920		2,354	320,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,354	116.3260	138.14	325,182	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2019 Heated Area: 1974 HX Base Yr 2019



83030 CARRIE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		320,304
TOTAL MARKET OB/XF VALUE		12,806
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		398,110
SOH/AGL Deduction		115,659
ASSESSED VALUE		282,451
TOTAL EXEMPTION VALUE	HX HB VX WX 13	282,451
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		398,110
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C180058	CO ISSUED	0	06/21/2018
B180058	NEW CONSTR	258,555	01/04/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2300/1768	8/28/2019	LE	U	I	11	100
GRANTOR: TURNER CHRISTINE N						
GRANTEE: FROME DANIEL & JERE						
2208/1549	7/05/2018	WD	Q	I	01	321,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: TURNER CHRISTINE N						

BUILDING NOTES

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	0855	CONC PAVER	0	100	12	3	36.00	SF	10.00	10.00	100	2018	2018	3	98	353	
2	0855	CONC PAVER	0	100	0	0	511.00	SF	10.00	10.00	100	2018	2018	3	98	5,008	
3	0911	SCRN RM A	0	100	16	10	160.00	SF	17.50	17.50	100	2018	2018	3	86	2,408	
4	0462	ST/AL FNC	0	100	132	0	528.00	SF	10.00	10.00	100	2018	2018	3	90	4,752	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	

BUILDING DIMENSIONS

BAS=[YR=2018] W16 PTO=[YR=2018] N10 W16 S10 E16$
FSP=[YR=2018] W16 S10 E16 N10$ S10 W24 S38 FGR=[YR=2018]
S24 E20 N2 FOP=[YR=2018] E20 N7 W3 D2 L2 W4 U2 L2 W3 N3
W6 S10$ N19 FST=[YR=2018] N3 W5 S3 E5$ W5 N3 W15$ E20 S12 E6
S3 E3 D2 R2 E4 U2 R2 E3 N63$.

LAND DESCRIPTION

TOTAL OB/XF 12,806

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