

LOT 34
IN OR 2113/1994
FLORIDIAN ENCLAVE AT FLORA

DAVIS DUANE M L/E/
83011 CARRIE CT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0559-0034-0000



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 70
Interior Floo	14	CARPET 30
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
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NEIGHBORHOOD/LOC	4146.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,195	100	2,195	287,352
FGR	440	55	242	31,681
FOP	162	30	49	6,414
FSP	168	40	67	8,771
FST	15	55	8	1,047

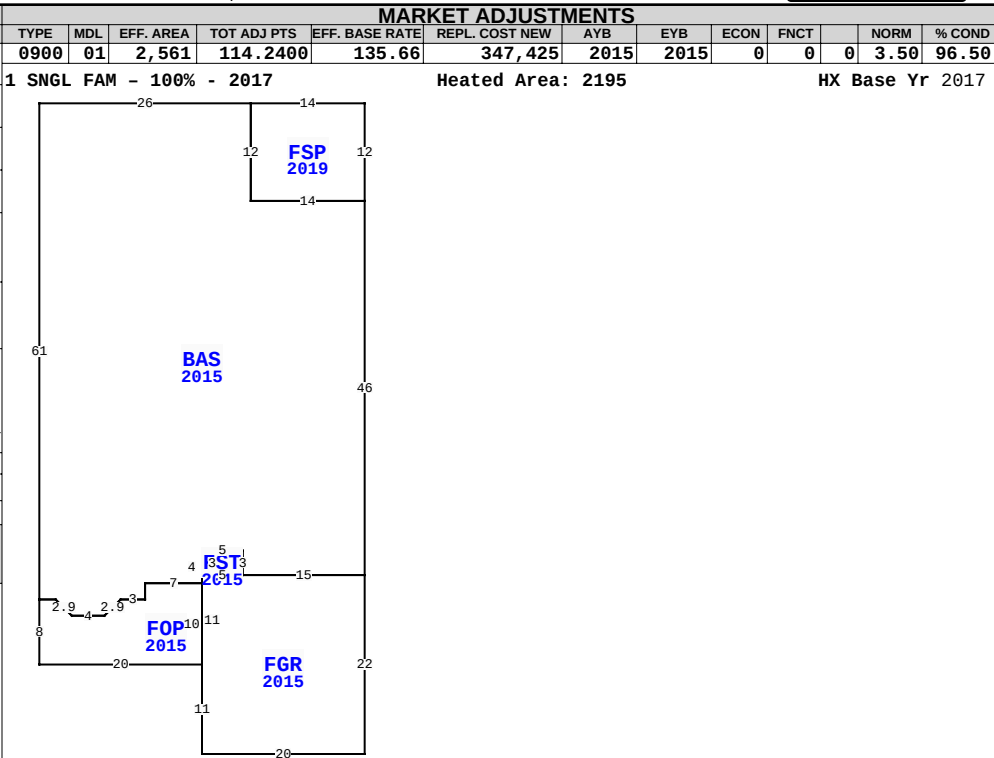
TOTALS	2,980		2,561	335,265
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EXTRA FEATURES

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	0855	CONC PAVER	0 100	0	0	511.00	SF	10.00	10.00	100	2015	2015	3	96	4,906	
2	0855	CONC PAVER	0 100	19	4	76.00	SF	10.00	10.00	100	2015	2015	3	96	730	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395	
4	0462	ST/AL FNC	0 100	150	0	600.00	SF	10.00	10.00	100	2016	2016	3	84	5,040	
5	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276	

LAND DESCRIPTION

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							



83011 CARRIE CT, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,561	114.2400	135.66	347,425	2015	2015	0	0	3.50	96.50

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		335,265
TOTAL MARKET OB/XF VALUE		14,347
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		414,612
SOH/AGL Deduction		122,400
ASSESSED VALUE		292,212
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		242,212
TOTAL JUST VALUE		414,612
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529981	CO ISSUED	0	06/17/2015
B1529981	NEW CONSTR	272,176	02/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2113/1994	4/12/2017	LE	U	I	11
GRANTOR: DAVIS DUANE M					SALE PRICE
GRANTEE: DAVIS DUANE M L/E					100
2042/0927	4/25/2016	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					312,100
GRANTEE: DAVIS DUANE M					

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W14 BAS=[YR=2015] W26 S61 FOP=[YR=2015] S8 E20 FGR=[YR=2015] S11 E20 N22 W15 FST=[YR=2015] N3 W5 S3 E5\$ W5 S11\$ N10 W7 S2 W3 D2 L2 W4 U2 L2 W2\$ E2 D2 R2 E4 U2 R2 E3 N2 E7 N4 E5 S3 E15 N46 W14 N12\$ S12 E14 N12\$.