PT OF GOVT LOT 3
PT OR 1570/691

CARTER JOHN J & PAULA M
95404 ARBOR LANE
FERNANDINA BEACH, FL 32034

2023

32-2N-28-0000-0023-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

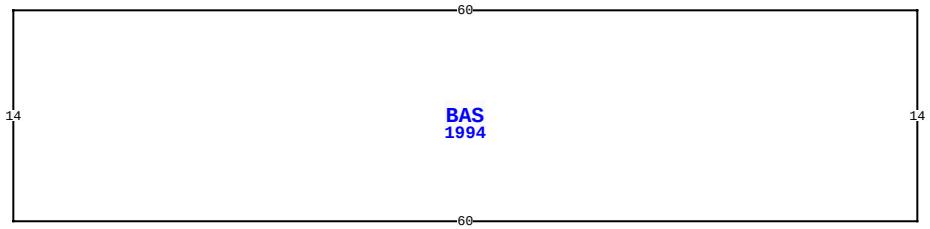
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	16,052
TOTALS	840		840	16,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	840	98.0000	63.70	53,508	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 840 HX Base Yr



95006 DIRT RD, FERNANDINA BEACH

BLD DATE	05/17/2007 RK	LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

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	1243	WD DECK F	0	0	8	10	80.00	SF	8.00	8.00	100	1994	1994	3	20	128	
2	1243	WD DECK F	0	0	8	22	176.00	SF	8.00	8.00	100	1994	1994	3	20	282	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	16,052
TOTAL MARKET OB/XF VALUE	410
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	91,462
SOH/AGL Deduction	34,333
ASSESSED VALUE	57,129
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,129
TOTAL JUST VALUE	91,462
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2175/1564	1/18/2018	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: CARTER JOHN J & PAU						
1636/1850	5/13/2009	CT	U	I	11	100
GRANTOR: CLERK OF COURT						
GRANTEE: HOUSEHOLD FINANCE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W60 S14 E60 N14 $.

LAND DESCRIPTION

TOTAL OB/XF 410

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	000102	C	SFR/MH	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 03/22/2019 BY KWA Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS