



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

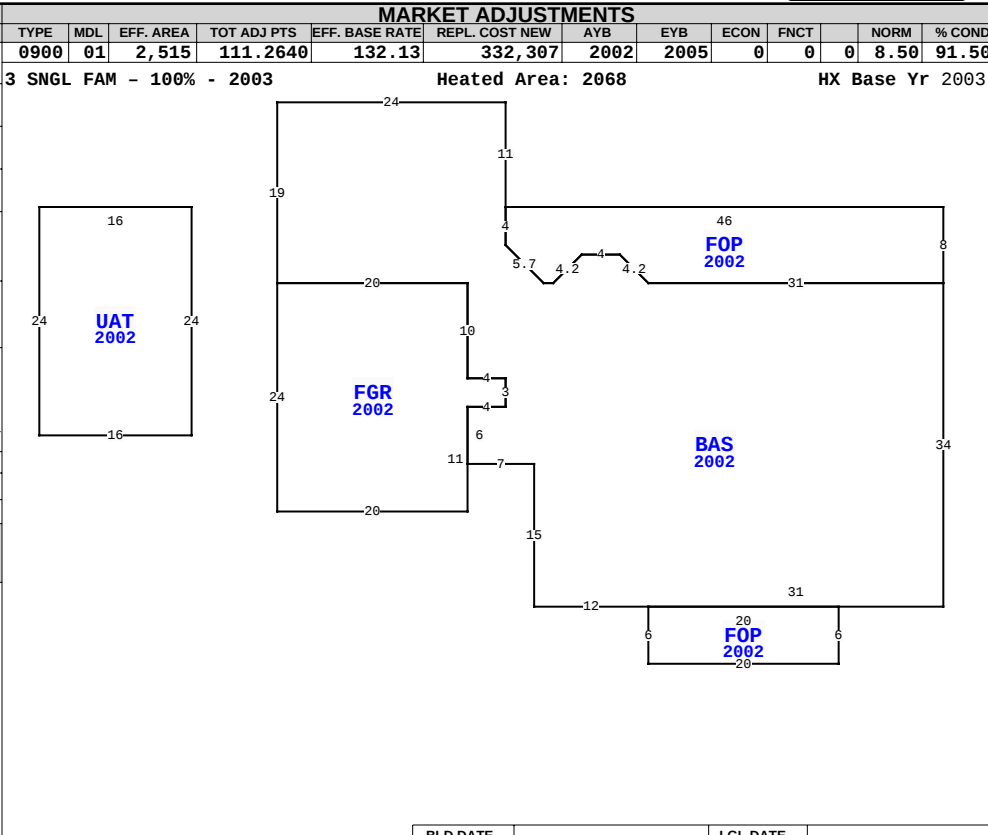
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,068	100	2,068	250,019
FGR	492	55	271	32,763
FOP	120	30	36	4,353
FOP	339	30	102	12,331
UAT	384	10	38	4,594

TOTALS	3,403		2,515	304,061
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0812	CONCRETE C	0 100	0	0	1,040.00	SF	4.00	4.00
3	0812	CONCRETE C	0 100	0	0	1,677.00	SF	4.00	4.00
4	1242	WD DECK A	0 100	35	12	420.00	SF	10.00	10.00
5	0811	CONCRETE B	0 100	26	37	962.00	SF	5.20	5.20
6	0300	BOAT DCK W	0 100	100	5	500.00	SF	40.00	40.00
7	0303	FLT DOCK W	0 100	10	20	200.00	SF	26.00	26.00
8	0311	WD GANG WY	0 100	0	0	20.00	SF	45.00	45.00
9	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100		RS-1	175.00	300.00	1.47



96060 AZALEA LN, FERNANDINA BEACH	BLD DATE	LGL DATE	06/05/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0812	CONCRETE C	0 100	0	0	1,040.00	SF	4.00	4.00	100	2002	2002	3	83	3,453	
3	0812	CONCRETE C	0 100	0	0	1,677.00	SF	4.00	4.00	100	2003	2003	3	84	5,635	
4	1242	WD DECK A	0 100	35	12	420.00	SF	10.00	10.00	100	2003	2003	3	22	924	
5	0811	CONCRETE B	0 100	26	37	962.00	SF	5.20	5.20	100	2009	2009	3	91	4,552	
6	0300	BOAT DCK W	0 100	100	5	500.00	SF	40.00	40.00	100	2003	2003	3	36	7,200	
7	0303	FLT DOCK W	0 100	10	20	200.00	SF	26.00	26.00	100	2003	2003	3	36	1,872	
8	0311	WD GANG WY	0 100	0	0	20.00	SF	45.00	45.00	100	2003	2003	3	22	198	
9	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00	100	2003	2003	3	22	440	

TOTAL OB/XF										27,319						
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
1	000130	C	SFR WATER	100		RS-1	175.00	300.00	1.47	AC		1.00	1.00	1.00	160,000.00	160,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 2				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										333,935				
TOTAL MARKET OB/XF VALUE										27,319				
TOTAL LAND VALUE - MARKET										235,200				
TOTAL MARKET VALUE										596,454				
SOH/AGL Deduction										183,314				
ASSESSED VALUE										413,140				
TOTAL EXEMPTION VALUE										HX HB 50,000				
BASE TAXABLE VALUE										363,140				
TOTAL JUST VALUE										596,454				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										533,924				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2006437	REPAIR/RRF	21,127	08/01/2020
B1328090	GARAGE	39,368	12/01/2013
E018224	NEW CONSTR	4,800	07/01/2001
B0108399	NEW CONSTR	104,911	06/01/2001
B018049	ADDITION	118,425	03/01/2001
984751	NEW CONSTR	120,000	05/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0990/1535	6/08/2001	QC	U	I	01	100	
GRANTOR: CARTER J PAUL & BECKY							
GRANTEE: CARTER J PAUL							
0969/1303	2/06/2001	QC	U	I	06	100	
GRANTOR: WINGE CHARLES E							
GRANTEE: CARTER J PAUL & BEC							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FOP=[YR=2002] W46 BAS=[YR=2002] N11 W24 S19 FGR=[YR=2002] S24 E20 N11 E4 N3 W4 N10 W20 \$ E20 S10 E4 S3 W4 S6 E7 S15 E12 FOP=[YR=2002] S6 E20 N6 W20 \$ E31 N34 W31 U3 L3 W4 D3 L3 W1 U4 L4 N4 \$ S4 D4 R4 E1 U3 R3 E4 D3 R3 E31 N8 \$ PTR= W95 UAT=[YR=2002] E16 S24 W16 N24 \$ E95\$.									

CARTER J PAUL
96060 AZALEA LN
FERNANDINA BEACH, FL 32034

46-3N-28-0000-0003-0000

[illegible]