LOT 2
WOODLAND OAKS PB 6/302

MILNER CHARLES L & BEATRICE H/MORGAN LARRY P TRUST
1218 CARRIE WOOD DR
VALRICO, FL 32596

2023

46-3N-28-6350-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

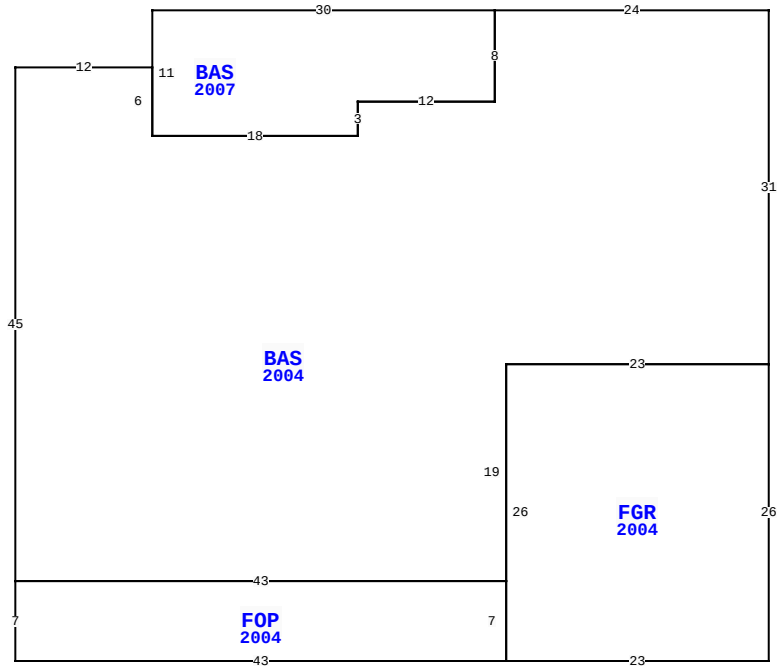
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,509	100	2,509	289,417
BAS	294	100	294	33,913
FGR	598	55	329	37,951
FOP	301	30	90	10,381
TOTALS	3,702		3,222	371,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,222	106.7430	126.76	408,421	2004	2004	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 2023 Heated Area: 2803 HX Base Yr



96051 THERON CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	371,663
TOTAL MARKET OB/XF VALUE	30,411
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	482,074
SOH/AGL Deduction	0
ASSESSED VALUE	482,074
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	482,074
TOTAL JUST VALUE	482,074
NCON VALUE	402,074
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	378,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15804	ELEC OTHER	1,000	09/01/2005
B0412203	NEW CONSTR	0	11/23/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2590/1466	8/25/2022	WD	U	I	11	100
GRANTOR: MILNER CHARLES L & BE						
GRANTEE: MILNER CHARLES & BE						
1069/1743	7/22/2002	WD	Q	V		45,000
GRANTOR: CLAXTON EDWARD & CHRI						
GRANTEE: MILNER CHARLES & BE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W24 BAS=[YR=2007] W30 S11 E18 N3 E12 N8$ S8 W12 S3 W18 N6 W12 S45 FOP=[YR=2004] S7 E43 FGR=[YR=2004] E23 N26 W23 S26$ N7 W43$ E43 N19 E23 N31$.

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	0812	CONCRETE C	0	0	0	0	2,779.00	SF	4.00	4.00	100	2004	2004	3	86	9,560	
2	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	2004	2004	3	24	1,037	
3	0511	GARAGE CB-	0	0	18	32	576.00	SF	40.00	40.00	100	2004	2004	3	86	19,814	

LAND DESCRIPTION

TOTAL OB/XF 30,411

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/11/2018 BY KWX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS