

LOT 47
IN OR 2050/1027
CREEKSIDE #2 PB 7/32

CARTER MARILYN F
96068 LONG BEACH DR
FERNANDINA BEACH, FL 32034

2023

51-3N-27-0262-0047-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
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	02 Quality Level 02
DOR CODE	0100 SINGLE FAMILY

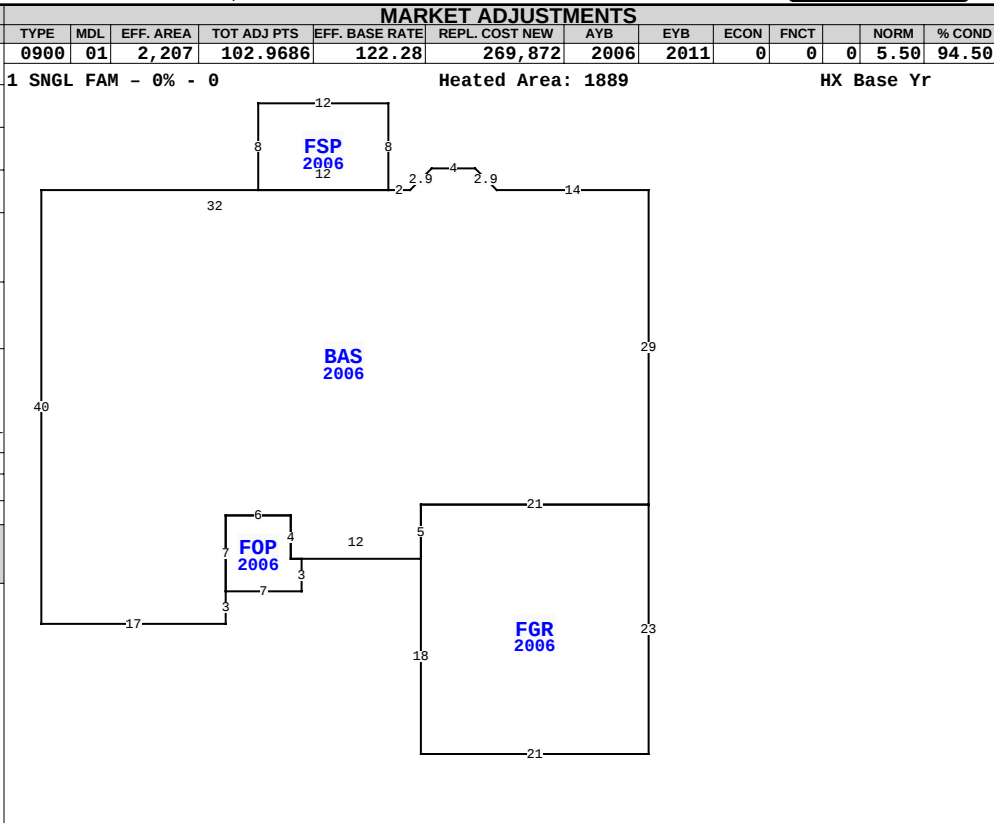
MAP NUM	MKT AREA	04
---------	----------	----

NEIGHBORHOOD/LOC	4037.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,889	100	1,889	218,283
FGR	483	55	266	30,737
FOP	45	30	14	1,618
FSP	96	40	38	4,391

TOTALS	2,513	2,207	255,029
--------	-------	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00
2	0810	CONCRETE A	0	0	0	734.00	SF	6.50	6.50



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE	11/03/2006	JM	LAND DATE	06/15/2023
INC DATE			AG DATE	MLU

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	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	
2	0810	CONCRETE A	0	0	0	734.00	SF	6.50	6.50	100	2006	2006	3	88	4,198	

LAND DESCRIPTION										TOTAL OB/XF						6,018		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
1	000134	C	SFR POND	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		255,029	
TOTAL MARKET OB/XF VALUE		6,018	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		336,047	
SOH/AGL Deduction		82,102	
ASSESSED VALUE		253,945	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		253,945	
TOTAL JUST VALUE		336,047	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		238,245	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10905	MECH OTHER	0	01/01/2006
E16621	ELEC OTHER	2,000	01/01/2006
P10515	OTHER	0	01/01/2006
C16858	CO ISSUED	142,742	12/05/2005
B16858	NEW CONSTR	142,742	12/05/2005
R08747	REPAIR/RRF	2,800	12/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2050/1027	4/09/2016	WD	Q	I	01	205,000			
GRANTOR: *CONFIDENTIAL*									
GRANTEE: CARTER JAMES W & MA									
1634/0043	7/16/2009	WD	U	I	12	173,000			
GRANTOR: *CONFIDENTIAL*									
GRANTEE: *CONFIDENTIAL*									

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

BUILDING DIMENSIONS									
BAS=[YR=2006] W14 U2 L2 W4 D2 L2 W2 FSP=[YR=2006] N8 W12 S8 E12\$ W32 S40 E17 N3 FOP=[YR=2006] E7 N3 W1 N4 W6 S7\$ N7 E6 S4E12 FGR=[YR=2006] S18 E21 N23 W21 S5\$ N5 E21 N29 \$.									