LOT 11
IN OR 1318/1115
EVERETT ACRES PB 5/11

CARRINGTON MARY
1545 IAN DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0220-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

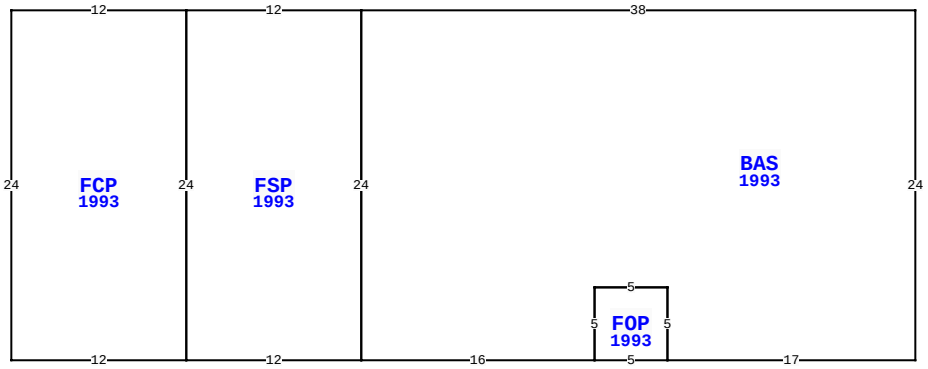
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	887	100	887	63,944
FCP	288	25	72	5,190
FOP	25	30	8	576
FSP	288	40	115	8,290
TOTALS	1,488		1,082	78,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,082	100.5940	95.56	103,396	1971	1971	0	0	0	24.56	75.44

1 SINGLE FAM – 0% - 0 Heated Area: 887 HX Base Yr



1545 IAN DR, FERNANDINA BEACH

BLD DATE	09/30/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	78,002
TOTAL MARKET OB/XF VALUE	79
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	178,081
SOH/AGL Deduction	67,876
ASSESSED VALUE	110,205
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,205
TOTAL JUST VALUE	178,081
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/1115	5/19/2005	WD	U	I	01	100
GRANTOR: CARRINGTON MARY EXECU						
GRANTEE: CARRINGTON MARY						
1155/0557	7/21/2003	PR	U	I	06	100
GRANTOR: RAY RUTH G P/R FOR HE						
GRANTEE: CARRINGTON HORACE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 FSP=[YR=1993] W12 FCP=[YR=1993] W12 S24 E12N24$ S24 E12N24$ S24 E16 FOP=[YR=1993] E5 N5 W5S5$ N5 E5 S5 E17 N24$.

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	0810	CONCRETE A	0	0	11	5	55.00	SF	6.50	6.50	100	1971	1971	3	22	79	

LAND DESCRIPTION

TOTAL OB/XF 79

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	000100	C	SFR	0		RSF-	2100.00	54.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 07/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS