

PT OF LOT 53
IN OR 2650/1678
FIVE POINTS #2 PB 3/35

CARTER MARCUS O
1458 HOLLY DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-024B-0053-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02

NEIGHBORHOOD/LOC 2001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,548	100	1,548	223,074
FGR	484	55	266	38,332
FOP	192	30	58	8,358
FOP	226	30	68	9,799
FUS	918	100	918	132,288

TOTALS	3,368		2,858	411,852
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,012.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	81.00	SF	6.50	6.50	
3	0861	POOL GUNIT	0	100	0	0	370.00	SF	85.00	85.00	
4	0855	CONC PAVER	0	100	0	0	926.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RM	100.00	147.00	100.00	FF	

REVIEW DATE 07/14/2021 BY KBA

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,858	118.2426	147.80	422,412	2017	2017	0	0	2.50	97.50
1 SNGL FAM - 100% - 2018 Heated Area: 2466 HX Base Yr 2018											

1458 HOLLY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF											
44,032											

Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											8
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						411,852					
TOTAL MARKET OB/XF VALUE						44,032					
TOTAL LAND VALUE - MARKET						160,000					
TOTAL MARKET VALUE						615,884					
SOH/AGL Deduction						170,318					
ASSESSED VALUE						445,566					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						395,566					
TOTAL JUST VALUE						615,884					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						557,927					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2004828	SWIM POOL	49,000	08/14/2020
B176328	CO ISSUED	0	07/17/2017
B1633425	NEW CONSTR	303,229	11/21/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2650/1678	6/23/2023	QC	U	I	11	100	
GRANTOR: CARTER MARCUS O & DEB							
GRANTEE: CARTER MARCUS O							
2075/1082	10/03/2016	QC	U	V	11	100	
GRANTOR: CARTER OLIN JR & AUTI							
GRANTEE: CARTER MARCUS O & D							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W22 S2 FOP=[YR=2017] W30 S8 E12 N2 E7 S2 E11 N8\$ S8 W11 N2 W7 S2 W12 S30 FOP=[YR=2017] S7 E30 FGR=[YR=2017] S3 E22 N22 W22 S19\$ N7 W10 S2 W9 N2 W11\$ E11 S2 E9 N2 E10 N12 E22 N28\$ PTR=E15 FUS=[YR=2017] E30 S30 W10 S2 W9 N2 W11 N30\$ W15\$.											