

LOT 54 & PT OF LOT 53
IN OR 600/237 & OR 1108/48
(EX OR 2075/1082)

CARTER OLIN JR & AUTIE V
1468 HOLLY DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-024B-0054-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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 03 Quality Level 03

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	1,479	100	1,479	130,310
FGR	504	55	277	24,405
FOP	240	30	72	6,344
UOP	420	20	84	7,401

TOTALS 2,643 1,912 168,461

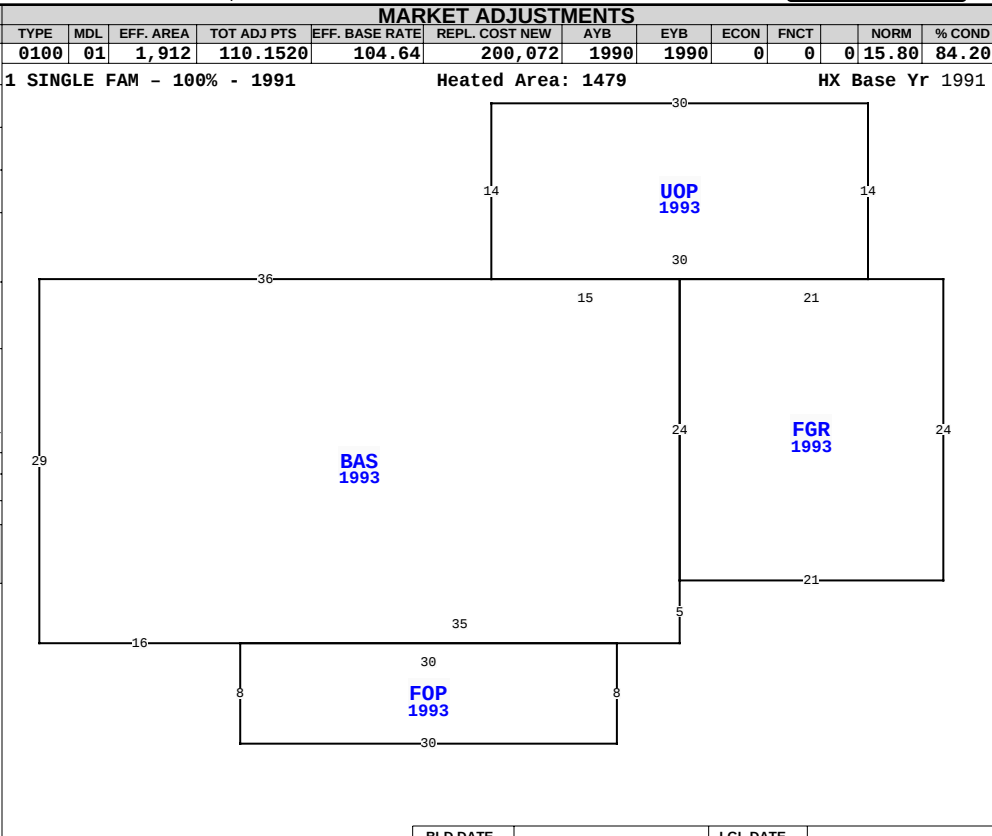
EXTRA FEATURES

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
2	0812	CONCRETE C	0 100	0	0	1,772.00	SF	4.00	4.00	100	1990	1990	3	59.5	4,217	
3	0680	POLE SHED	0 100	0	0	390.00	SF	10.00	10.00	100	1990	1990	3	20	780	
4	0861	POOL GUNIT	0 100	0	0	494.00	SF	85.00	85.00	100	1999	1999	3	23	9,658	
5	0845	KOOL DECK	0 100	0	0	809.00	SF	7.25	7.25	100	1999	1999	3	77	4,516	
6	0940	SHEDS/PORT	0 100	8	6	48.00	SF	20.10	20.10	100	2001	2001	3	20	193	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RM	100.00	147.00	100.00	FF		1.00	1.00	1.00	1,600.00	1,600.00	160,000							

REVIEW DATE 05/12/2019 BY KBA



1468 HOLLY DR, FERNANDINA BEACH

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

TOTAL OB/XF 21,744

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RM	100.00	147.00	100.00	FF		1.00	1.00	1.00	1,600.00	1,600.00	160,000							

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

NASSAU COUNTY PROPERTY PAGE 1 of 1 8

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE		168,461
TOTAL MARKET OB/XF VALUE		21,744
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		350,205
SOH/AGL Deduction		160,329
ASSESSED VALUE		189,876
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		139,876
TOTAL JUST VALUE		350,205
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226359	DEMO WF	2,600	08/01/2012
B9905688	SWIM POOL	17,740	01/01/1999
6446	NEW CONSTR	58,045	05/04/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0600/0237	6/21/1990	WD	U	V	01
GRANTOR: CARTER REBA J					SALE PRICE
GRANTEE: CARTER OLIN JR & AU					100

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W30 S14 BAS=[YR=1993] W36 S29 E16 FOP=[YR=1993] S8 E30 N8 W30 \$ E35 N5 FGR=[YR=1993] E21 N24 W21 S24 \$ N24 W15 \$ E30 N14 \$.

PRINTED 08/06/2024 BY SYS