

TRACT K
IN OR 2718/345
GORDIE SUB UNR

CARVER FAMILY TRUST/CARVER JOHN A TRUSTEE
1354 MARIAN DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0265-000K-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

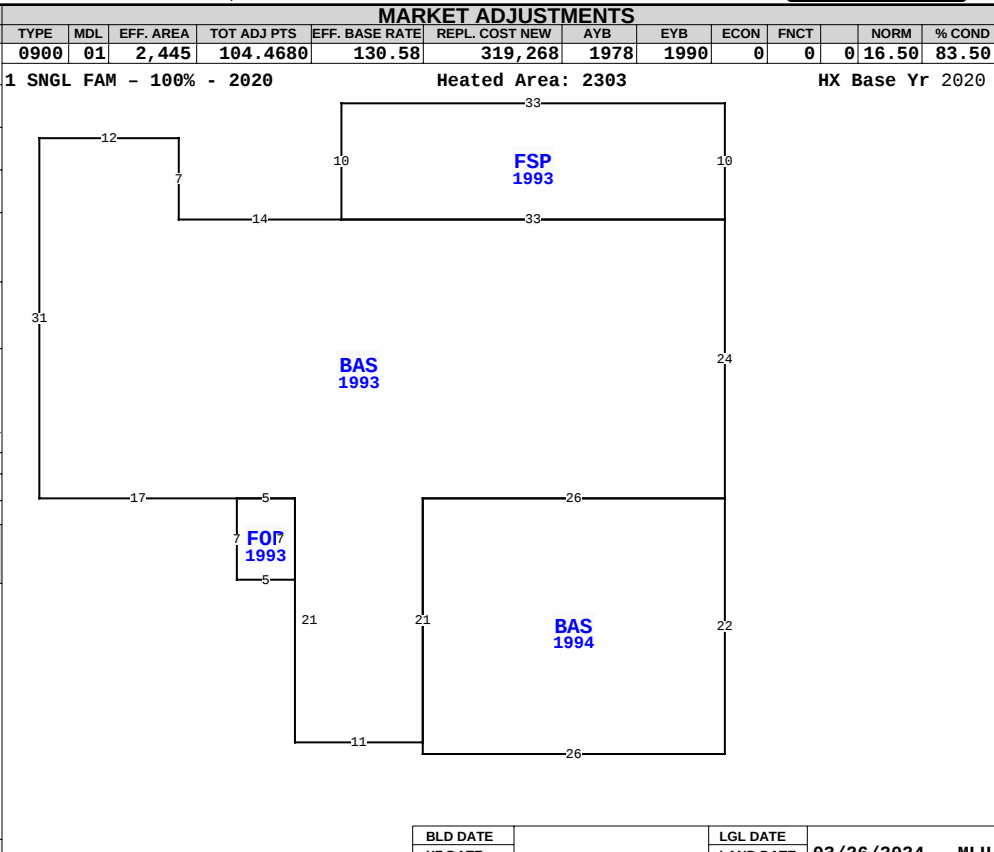
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,731	100	1,731	188,738
BAS	572	100	572	62,368
FOP	35	30	10	1,091
FSP	330	40	132	14,393
TOTALS	2,668		2,445	266,589

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0510	GARAGE WD-	0	100	26	30	780.00	SF	35.00	35.00	
3	0810	CONCRETE A	0	100	17	4	68.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	0	0	379.00	SF	6.50	6.50	
5	0810	CONCRETE A	0	100	0	0	186.00	SF	6.50	6.50	
6	0811	CONCRETE B	0	100	0	0	902.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	



TOTAL OB/XF											
12,991											

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12,991											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
8			
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 8	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		266,589	
TOTAL MARKET OB/XF VALUE		12,991	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		629,580	
SOH/AGL Deduction		239,293	
ASSESSED VALUE		390,287	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		340,287	
TOTAL JUST VALUE		629,580	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		518,028	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0184	REMODEL	700	08/01/1993
0360	REMODEL	8,300	07/01/1993
0272	GARAGE	14,710	06/01/1993
8227	REPAIR/RRF	4,000	07/06/1992
BP 3907	N/A	6,915	02/26/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2718/345	4/12/2024	WD U	I	11	
GRANTOR: CARVER JOHN A & MARIA					
GRANTEE: CARVER FAMILY TRUST					
1946/1431	11/07/2014	WD Q	I	01	
GRANTOR: GRUBBS KERRY S & KIM					
GRANTEE: CARVER JOHN A & MAR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=1993] W33 S10 BAS=[YR=1993] W14 N7 W12 S31E17											
FOP=[YR=1993] S7 E5 N7 W5 \$ E5 S21 E11 BAS=[YR=1994] S1 E26											
N22 W26 S21\$ N21 E26 N24 W33\$ E33 N10\$.											