

PT OF LOT 31 (S-1 & S-5)
IN OR 1965/1997
E O FRIEND SUB DB Z/165

CARTER CARLOS & RUBY L
206 WEST CARTER LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-034A-0031-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	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. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2020.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,436	100	2,436	213,792
FOP	180	30	54	4,739

TOTALS	2,616		2,490	218,532
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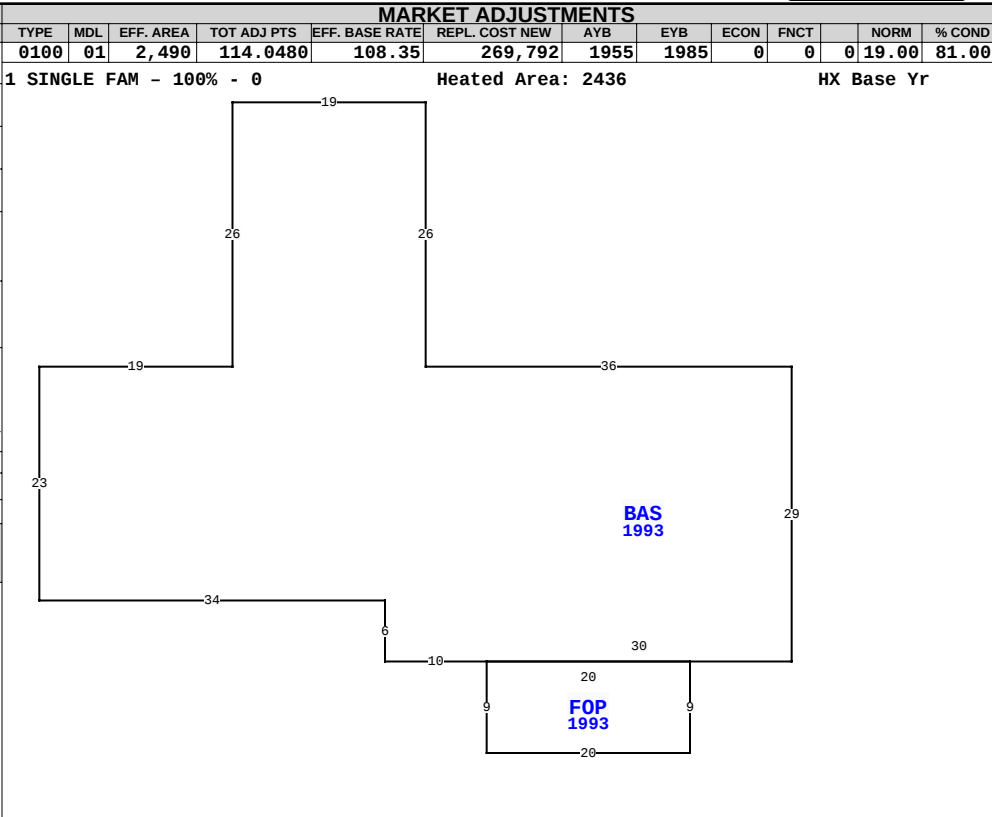
EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	42	1,470	
2	0861	POOL GUNIT	0	100	0	0	544.00	SF	85.00	85.00	100	1981	1981	3	20	9,248	
3	0201	BARN WD 10	0	100	68	40	2,720.00	SF	17.00	17.00	100	1981	1981	3	20	9,248	
4	0810	CONCRETE A	0	100	0	0	210.00	SF	6.50	6.50	100	1955	1955	3	20	273	
5	0810	CONCRETE A	0	100	19	26	494.00	SF	6.50	6.50	100	1978	1978	3	29	931	
6	0812	CONCRETE C	0	100	0	0	1,069.00	SF	4.00	4.00	100	1981	1981	3	35	1,497	
7	0811	CONCRETE B	0	100	0	0	713.00	SF	5.20	5.20	100	1985	1985	3	47	1,743	
8	0845	KOOL DECK	0	100	0	0	399.00	SF	7.25	7.25	100	1981	1981	3	35	1,012	
9	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	35.00	35.00	100	1995	1995	3	23	9,660	
10	0810	CONCRETE A	0	100	40	4	160.00	SF	6.50	6.50	100	1995	1995	3	70	728	

LAND DESCRIPTION		
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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	005000	C	RURAL HOME	100		RSF-2	0.00	0.00	1.50	AC		1.00	1.00	1.00	175,000.00	175,000.00	262,500							
2	006000	A	PAST1/HAY	0		RSF-2	0.00	0.00	6.42	AC		1.00	1.00	1.00	370.00	370.00	2,375							
3	009910	M	MKT. VAL. AG	0		RSF-2	0.00	0.00	6.42	AC		1.00	1.00	1.00	50,000.00	50,000.00	321,000							

REVIEW DATE	05/11/2020	BY	DJA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019
INC DATE		AG DATE	KB

TOTAL OB/XF																	35,810
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	1978	1978	3	42	1,470	
2	0861	POOL GUNIT	0	100	0	0	544.00	SF	85.00	85.00	100	1981	1981	3	20	9,248	
3	0201	BARN WD 10	0	100	68	40	2,720.00	SF	17.00	17.00	100	1981	1981	3	20	9,248	
4	0810	CONCRETE A	0	100	0	0	210.00	SF	6.50	6.50	100	1955	1955	3	20	273	
5	0810	CONCRETE A	0	100	19	26	494.00	SF	6.50	6.50	100	1978	1978	3	29	931	
6	0812	CONCRETE C	0	100	0	0	1,069.00	SF	4.00	4.00	100	1981	1981	3	35	1,497	
7	0811	CONCRETE B	0	100	0	0	713.00	SF	5.20	5.20	100	1985	1985	3	47	1,743	
8	0845	KOOL DECK	0	100	0	0	399.00	SF	7.25	7.25	100	1981	1981	3	35	1,012	
9	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	35.00	35.00	100	1995	1995	3	23	9,660	
10	0810	CONCRETE A	0	100	40	4	160.00	SF	6.50	6.50	100	1995	1995	3	70	728	

TOTAL OB/XF													35,810	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
RSF-2	0.00	0.00	1.50	AC		1.00	1.00	1.00	175,000.00	175,000.00	262,500			
RSF-2	0.00	0.00	6.42	AC		1.00	1.00	1.00	370.00	370.00	2,375			
RSF-2	0.00	0.00	6.42	AC		1.00	1.00	1.00	50,000.00	50,000.00	321,000			

Total Acres: 7.92	Total Land Value: 264,875	Market: 321,000	Agricultural: 2,375	Common: 262,500
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NASSAU COUNTY PROPERTY																	PAGE 1 of 2	8
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VALUATION SUMMARY																	STANDARD
VALUATION BY																	
Tax Group: 8																	
Tax Dist:																	
BUILDING MARKET VALUE																	224,684
TOTAL MARKET OB/XF VALUE																	72,501
TOTAL LAND VALUE - MARKET																	583,500
TOTAL MARKET VALUE																	562,060
SOH/AGL Deduction																	336,648
ASSESSED VALUE																	225,412
TOTAL EXEMPTION VALUE																	50,000
BASE TAXABLE VALUE																	175,412
TOTAL JUST VALUE																	880,685
NCON VALUE																	0
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE																	872,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501701	XFOB	3,200	01/01/1995
5990	XFOB	3,570	09/15/1989
6178	CHNGE SRVC	200	09/01/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1965/1997	2/23/2015	WD	U	I	11	100	
GRANTOR: CARTER CARLOS &							
GRANTEE: CARTER CARLOS & RUB							
1474/1730	1/29/2007	WD	U	I	01	100	
GRANTOR: CARTER CARLOS & RUBY							
GRANTEE: CARTER CARLOS & RUB							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W36 N26 W19 S26 W19 S23 E34 S6 E10									
FOP=[YR=1993] S9 E20 N9 W20\$ E30 N29\$.									

CARTER CARLOS & RUBY L
206 WEST CARTER LN
FERNANDINA BEACH, FL 32034

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