

BLOCK 136 LOT N1/2 OF 5 &
S1/2 OF S1/2 OF 6
IN OR 1812/1943

CARLTON CATHERINE LVG TRUST/CARLTON CATHERINE A TR
100 MORAVIAN RD
CARROLTON, OH 44615

2024

00-00-31-1800-0136-0051



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 70
Roof Cover	01	MINIMUM 30
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
---------	--	----------	----

NEIGHBORHOOD/LOC	1001.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,304	100	1,304	132,025
FOP	84	30	25	2,531
UCP	444	20	89	9,011
UGR	330	45	148	14,984
UOP	48	20	10	1,013
UOP	175	20	35	3,544
UST	70	45	32	3,240

TOTALS	2,455		1,643	166,348
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	4	21	84.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	47	10	470.00	SF	6.50	6.50	
3	0819	CONC 12"	0	0	4	2	8.00	SF	9.50	9.50	
4	0810	CONCRETE A	0	0	3	11	33.00	SF	6.50	6.50	
5	1243	WD DECK F	0	0	8	11	88.00	SF	3.20	3.20	
6	0810	CONCRETE A	0	0	29	9	261.00	SF	6.50	6.50	

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	0	0003	R-2	75.00	100.00	75.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,643	119.7480	113.76	186,908	1925	2000	0	0	11.00	89.00
1 SINGLE FAM - 0% - 0											
Heated Area: 1304											
HX Base Yr											
427 S 7TH ST, FERNANDINA BEACH											

TOTAL OB/XF											
3,048											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		166,348	
TOTAL MARKET OB/XF VALUE		3,048	
TOTAL LAND VALUE - MARKET		240,000	
TOTAL MARKET VALUE		409,396	
SOH/AGL Deduction		81,051	
ASSESSED VALUE		328,345	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		328,345	
TOTAL JUST VALUE		409,396	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		402,077	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102057	ELEC REPAIR EMERG	1,000	12/01/2010
20080303	ELEC GARAGE NC	500	03/09/2009
20090132	GARAGE	18,000	01/29/2009
20081849	OTHER	2,375	12/29/2008
20011281	REPAIR/RRF	9,000	06/05/2001
2003084	FENCE	1,549	05/25/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1812/1943	8/30/2012	WD	U	I	30
GRANTOR: CARLTON RICHARD A & C					
GRANTEE: CARLTON CATHERINE A					
1513/0314	7/18/2007	TD	Q	I	
GRANTOR: DRUMMETER MARK E TRUS					
GRANTEE: CARLTON RICHARD A &					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
UCP=[YR=1993] W18 UOP=[YR=1993] W8 S6 BAS=[YR=1993] W13 N6 W11 S17 W2 S16 UOP=[YR=1993] S7 E25 N7 W25 \$ E25 S18 E13 N45 W12 \$ E8 N6 \$ S6 E4 S24 E14 N30 \$ PTR=N20 UGR=[YR=2009] N22W15 UST=[YR=2009] W7S10 FOP=[YR=2009] S12E7N12W7\$E7N10\$S22 E15\$ S20\$.											