

LOT 18
IN OR 2229/1172
CEDAR POINT UNIT 2 PBK 4/107

CARR CHARLES W &/HOLLAND JULIA D
4 HARRISON CREEK ROAD
FERNANDINA BEACH, FL 32034

2024

01-6N-29-030B-0018-0000



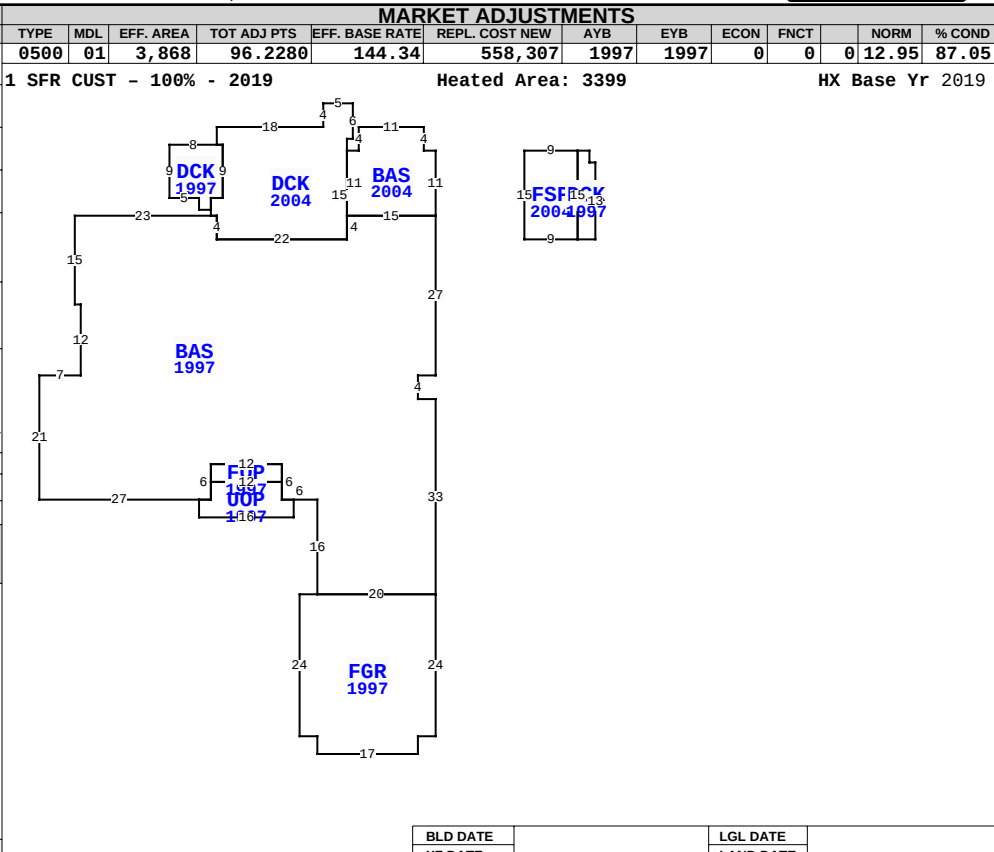
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,190	100	3,190	400,817
BAS	209	100	209	26,260
DCK	43	10	4	502
DCK	85	10	8	1,005
DCK	434	10	43	5,403
FGR	603	55	332	41,715
FOP	36	30	11	1,382
FSP	135	40	54	6,785
UOP	84	20	17	2,136
TOTALS	4,819		3,868	486,006

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
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	80
2	1126	CB/STC 8"	0 100	0	0	125.00	SF	8.00	8.00	100	1997	1997	3	73
3	0835	QUARY TILE	0 100	0	0	148.00	SF	10.00	10.00	100	1997	1997	3	73
4	0855	CONC PAVER	0 100	0	0	297.00	SF	10.00	10.00	100	2003	2003	3	83
5	0855	CONC PAVER	0 100	0	0	1,702.00	SF	7.00	7.00	100	2008	2008	3	89

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00



4 HARRISON CREEK RD, FERNANDINA BEACH									
TOTAL OB/XF 16,478									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		486,006	
TOTAL MARKET OB/XF VALUE		16,478	
TOTAL LAND VALUE - MARKET		700,000	
TOTAL MARKET VALUE		1,202,484	
SOH/AGL Deduction		183,528	
ASSESSED VALUE		1,018,956	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		968,956	
TOTAL JUST VALUE		1,202,484	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,103,665	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603465	NEW CONSTR	315,000	11/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2229/1172	10/09/2018	WD	Q	I	02	975,000
GRANTOR: WALTON LELAND SCOTT &						
GRANTEE: CARR CHARLES W & HO						
2046/0006	5/16/2016	WD	Q	I	01	1,145,000
GRANTOR: BRIDGEWATER ERLE S &						
GRANTEE: WALTON LELAND SCOTT						

BUILDING NOTES														
BAS=[YR=2004] W2 N4 W11 S4 W2 DCK=[YR=2004] N2 E1 N6 W5 S4 W18 S3 DCK=[YR=1997] W8 S9 E5 S2 E2 N2 E2 N9 W1 \$ E1 S9 W2 S3 BAS=[YR=1997] W23 S15 E1 S12 W7 S21 E27 UOP=[YR=1997] S3 E16 N3 W2 N3 FOP=[YR=1997] N3 W12 S3 E12 \$ W12 S3 W2 \$ E2 N6 E12 S6 E6 S16 FGR=[YR=1997] W3 S24 E3 S3 E17 N3 E3 N24 W20 \$ E20 N33 W3 N4 E3 N27 W15 S4 W22 N4 W1 \$ E1 S4 E22 N15 \$ S11 E15 N11 \$ PTR= E15 FSP2004 = E9 DCK=[YR=1997] E2 S2 E1 S13 W3 N15 \$ S15 W9 N15 \$ W15 \$.														