

LOT 30
FLORIDIAN ENCLAVE AT FLORA
PARKE UNIT 8 PB 8/69

BRAVA IGOR
83024 CARRIE COURT
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0559-0030-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																					
Exterior Wall	16	WD FR STUC 100	0900	01	2,619	117.9840	147.48	386,250	2015	2015	0	0	0	4.00	96.00	VALUATION BY					STANDARD																				
Roof Structure	08	IRREGULAR 100	1 SNGL FAM - 100% - 2024										Heated Area: 2221					HX Base Yr 2024					Tax Group: 4					Tax Dist:													
Roof Cover	03	COMP SHNGL 90											BUILDING MARKET VALUE					370,800																							
Roof Cover	13	STAND SEAM 10											TOTAL MARKET OB/XF VALUE					7,602																							
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET					75,000																							
Interior Floor	11	CLAY TILE 100											TOTAL MARKET VALUE					453,402																							
Air Condition	03	CENTRAL 100											SOH/AGL Deduction					20,630																							
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE					432,772																							
Bedrooms		3 100											TOTAL EXEMPTION VALUE					HX HB					50,000																		
Bathrooms		2 100											BASE TAXABLE VALUE										382,772																		
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										453,402																		
Stories	1.	1. 100											NCON VALUE										0																		
Units	0	0 100	INCOME VALUE																																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE										426,767																												
Quality		03	Quality Level 03																																						
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA		04																																			
NEIGHBORHOOD/LOC		4146.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	2,221	100	2,221	314,451																																					
FGR	456	55	251	35,536																																					
FOP	158	30	47	6,655																																					
FSP	231	40	92	13,025																																					
FST	15	55	8	1,133																																					
TOTALS		3,081	2,619	370,800																																					
EXTRA FEATURES					83024 CARRIE CT, FERNANDINA BEACH																																				
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	0504	FP-ELECTRI	0	100	0	0		1.00	UT	2,000.00		2,000.00		100	2015	2015	3	97	1,940																						
2	0855	CONC PAVER	0	100	0	0		540.00	SF	10.00		10.00		100	2015	2015	3	95	5,130																						
3	0855	CONC PAVER	0	100	14	4		56.00	SF	10.00		10.00		100	2015	2015	3	95	532																						
LAND DESCRIPTION																						TOTAL OB/XF										7,602									
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																								
REVIEW DATE 03/12/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																																									