

LOT 33
IN OR 2038/1823
FLORIDIAN ENCLAVE AT FLORA

WORLEY JAMES W & CATHERINE G
83023 CARRIE CT
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0559-0033-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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
Occupancy	00	NONE 100

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	2,395	100	2,395	328,958
FGR	462	55	254	34,887
FOP	124	30	37	5,082
FSP	192	40	77	10,576
FST	15	55	8	1,099

TOTALS	3,188		2,771	380,603
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	100	0	0	541.00	SF	10.00
3	0855	CONC PAVER	0	100	14	4	56.00	SF	10.00
4	0855	CONC PAVER	0	100	16	11	176.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00

REVIEW DATE 03/12/2020 BY KWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,771	113.2800	141.60	392,374	2016	2016	0	0	3.00	97.00
1 SNGL FAM - 100% - 2017 Heated Area: 2395 HX Base Yr 2017											

83023 CARRIE CT, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	2016	2016	3	97	3,395	
2	0855	CONC PAVER	0	100	0	0	541.00	SF	10.00	10.00	100	2016	2016	3	96	5,194	
3	0855	CONC PAVER	0	100	14	4	56.00	SF	10.00	10.00	100	2016	2016	3	96	538	
4	0855	CONC PAVER	0	100	16	11	176.00	SF	10.00	10.00	100	2016	2016	3	96	1,690	

TOTAL OB/XF										10,817							
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
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				380,603	
TOTAL MARKET OB/XF VALUE				10,817	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				466,420	
SOH/AGL Deduction				182,338	
ASSESSED VALUE				284,082	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				234,082	
TOTAL JUST VALUE				466,420	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				439,364	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531249	CO ISSUED	0	03/28/2016
B1531249	NEW CONSTR	296,309	10/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2038/1823	3/28/2016	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: WORLEY JAMES W & CA					
2010/0204	10/20/2015	WD	U	V	30
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2016] W16 BAS=[YR=2016] W24 S60 FGR=[YR=2016] S22 E21 N4 FOP=[YR=2016] E17 N8 L2 D2 W4 U2 L2 W9 S8\$ N18 W10 FST=[YR=2016] N3 W5 S3 E5\$ W11\$ E6 N3 E5 S3 E10 S10 E9 D2 R2 E4 U2 R2 E2 N58 W16 N12\$ S12 E16 N12\$.									

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