

LOT 34  
IN OR 2113/1994  
FLORIDIAN ENCLAVE AT FLORA

DAVIS DUANE M L/E/  
83011 CARRIE CT  
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0559-0034-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 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

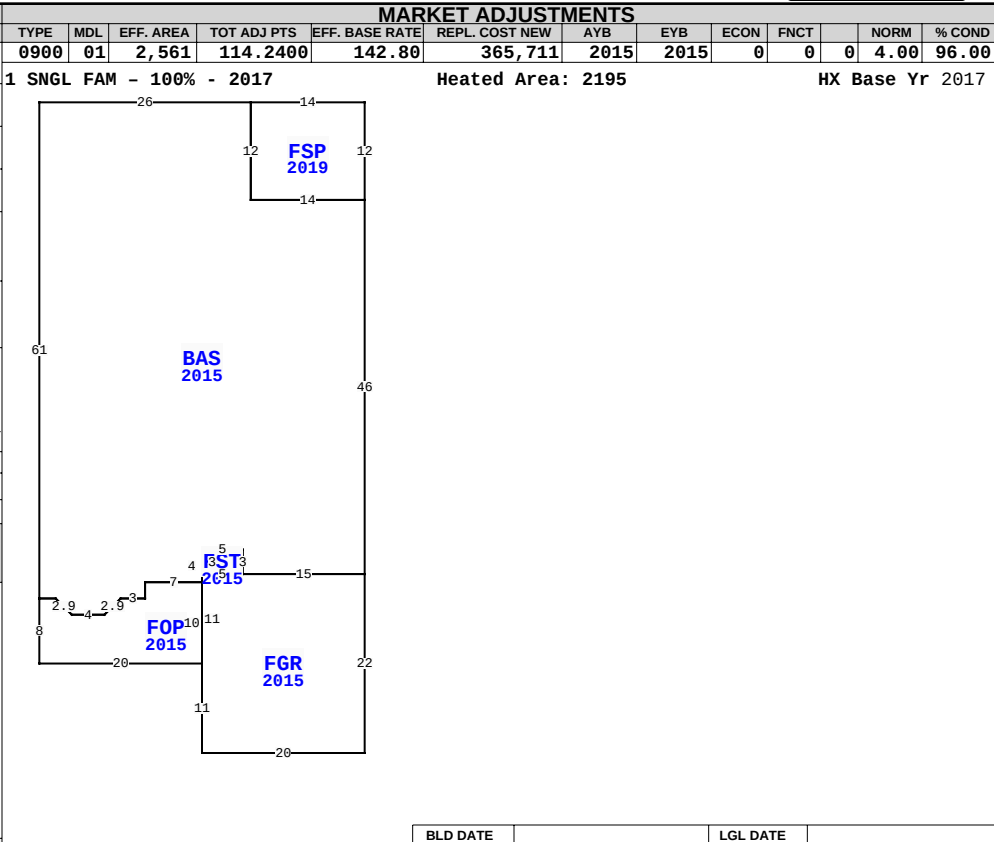
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,195            | 100         | 2,195        | 300,908              |
| FGR       | 440              | 55          | 242          | 33,176               |
| FOP       | 162              | 30          | 49           | 6,717                |
| FSP       | 168              | 40          | 67           | 9,185                |
| FST       | 15               | 55          | 8            | 1,096                |
| TOTALS    | 2,980            |             | 2,561        | 351,083              |

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 | OB/XF MKT VALUE | NOTES |
|-----|------------|-------------|---------|-----|---|--------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0855       | CONC PAVER  | 0 100   | 0   | 0 | 511.00 | SF | 10.00    | 10.00          | 100       | 2015    | 2015        | 3 | 95     | 4,855           |       |
| 2   | 0855       | CONC PAVER  | 0 100   | 19  | 4 | 76.00  | SF | 10.00    | 10.00          | 100       | 2015    | 2015        | 3 | 95     | 722             |       |
| 3   | 0500       | FP-PRE FAB  | 0 100   | 0   | 0 | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 2015    | 2015        | 3 | 97     | 3,395           |       |
| 4   | 0462       | ST/AL FNC   | 0 100   | 150 | 0 | 600.00 | SF | 10.00    | 10.00          | 100       | 2016    | 2016        | 3 | 81     | 4,860           |       |
| 5   | 0463       | FENCE GATE  | 0 100   | 0   | 0 | 1.00   | UT | 300.00   | 300.00         | 100       | 2016    | 2016        | 3 | 90     | 270             |       |

LAND DESCRIPTION

| 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   | 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     |                             |      |         |      |     |    |        |



83011 CARRIE CT, FERNANDINA BEACH

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

TOTAL OB/XF 14,102

| 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   | 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     |                             |      |         |      |     |    |        |

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| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 4              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 351,083  |
| TOTAL MARKET OB/XF VALUE  |           | 14,102   |
| TOTAL LAND VALUE - MARKET |           | 75,000   |
| TOTAL MARKET VALUE        |           | 440,185  |
| SOH/AGL Deduction         |           | 139,207  |
| ASSESSED VALUE            |           | 300,978  |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,000   |
| BASE TAXABLE VALUE        |           | 250,978  |
| TOTAL JUST VALUE          |           | 440,185  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 414,612  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1529981   | CO ISSUED   | 0       | 06/17/2015 |
| B1529981   | NEW CONSTR  | 272,176 | 02/01/2015 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2113/1994                      | 4/12/2017 | LE        | U   | I   | 11     |
| GRANTOR: DAVIS DUANE M         |           |           |     |     |        |
| GRANTEE: DAVIS DUANE M L/E     |           |           |     |     |        |
| 2042/0927                      | 4/25/2016 | WD        | Q   | I   | 01     |
| GRANTOR: SEDA CONSTRUCTION COM |           |           |     |     |        |
| GRANTEE: DAVIS DUANE M         |           |           |     |     |        |

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W14 BAS=[YR=2015] W26 S61 FOP=[YR=2015] S8 E20 FGR=[YR=2015] S11 E20 N22 W15 FST=[YR=2015] N3 W5 S3 E5\$ W5 S11\$ N10 W7 S2 W3 D2 L2 W4 U2 L2 W2\$ E2 D2 R2 E4 U2 R2 E3 N2 E7 N4 E5 S3 E15 N46 W14 N12\$ S12 E14 N12\$.