LOT 27
THE HIDEAWAY #2 PB 7/233

CARTER MARILYN FAYE
96068 LONG BEACH DR
FERNANDINA BEACH, FL 32034

2024

42-2N-27-4370-0027-0000

BUILDING CHARACTERISTICS

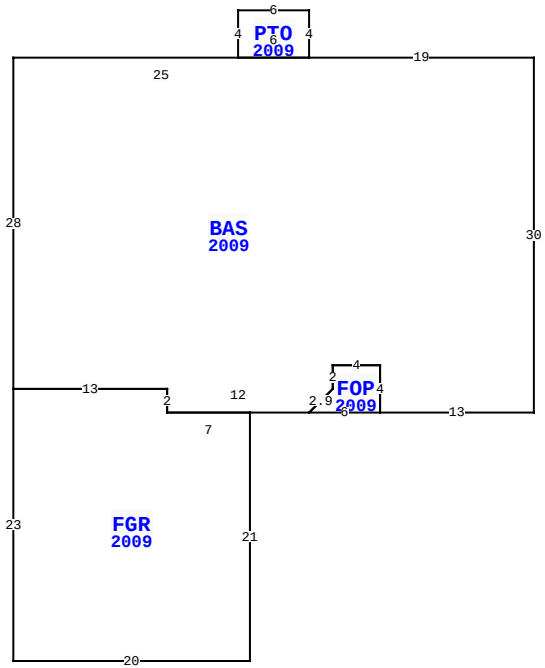
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,276	100	1,276	149,322
FGR	446	55	245	28,671
FOP	18	30	5	585
PTO	24	5	1	117
TOTALS	1,764		1,527	178,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,527	131.9625	125.36	191,425	2009	2009	0	0	0	6.65	93.35

1 SINGLE FAM – 0% - 0 Heated Area: 1276 HX Base Yr



86048 VENUS CT, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE	01/27/2020 KKA	LAND DATE	01/27/2020 KKA
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	178,695
TOTAL MARKET OB/XF VALUE	6,753
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	235,448
SOH/AGL Deduction	17,053
ASSESSED VALUE	218,395
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	218,395
TOTAL JUST VALUE	235,448
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21768	CO ISSUED	0	08/05/2009
M14515	MECH OTHER	0	05/01/2009
E21394	NEW CONSTR	2,000	11/01/2008
P13484	OTHER	0	09/01/2008
R11459	REPAIR/RRF	2,800	08/01/2008
B21768	NEW CONSTR	120,000	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2319/1304	11/07/2019	WD	Q	I	01	200,000
GRANTOR: VESSELS JAMES ALLEN						
GRANTEE: CARTER JAMES W & MA						
1950/0918	11/21/2014	QC	U	I	11	100
GRANTOR: VESSELS JAMES ALLEN						
GRANTEE: VESSELS JAMES ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W19 PTO=[YR=2009] N4 W6 S4 E6$ W25 S28
FGR=[YR=2009] S23 E20 N21 W7 N2 W13$ E13 S2 E12
FOP=[YR=2009] E6 N4 W4 S2 D2 L2 $ R2 U2 N2 E4 S4 E13
N30$.

EXTRA FEATURES

LN	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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	93	1,860	
2	0811	CONCRETE B	0	0	0	0	918.00	SF	5.20	5.20	100	2009	2009	3	90	4,296	
3	0810	CONCRETE A	0	0	34	3	102.00	SF	6.50	6.50	100	2009	2009	3	90	597	

LAND DESCRIPTION

TOTAL OB/XF 6,753

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/27/2020 BY KKA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS