



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,068	100	2,068	274,811
FGR	492	55	271	36,012
FOP	120	30	36	4,784
FOP	339	30	102	13,554
UAT	384	10	38	5,050
TOTALS	3,403		2,515	334,211

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,040.00	SF	4.00	4.00	
3	0812	CONCRETE C	0	100	0	0	1,677.00	SF	4.00	4.00	
4	1242	WD DECK A	0	100	35	12	420.00	SF	10.00	10.00	
5	0811	CONCRETE B	0	100	26	37	962.00	SF	5.20	5.20	
6	0300	BOAT DCK W	0	100	100	5	500.00	SF	40.00	40.00	
7	0303	FLT DOCK W	0	100	10	20	200.00	SF	26.00	26.00	
8	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	
9	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000130	C	SFR WATER	100		RSF	1175.00	300.00	1.47	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,515	116.8272	146.03	367,265	2002	2005	0	0	9.00	91.00
3 SNGL FAM - 100% - 2003											
Heated Area: 2068											
HX Base Yr 2003											

96060 AZALEA LN, FERNANDINA BEACH											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						06/05/2023					
						MLU					

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		363,436	
TOTAL MARKET OB/XF VALUE		26,046	
TOTAL LAND VALUE - MARKET		235,200	
TOTAL MARKET VALUE		624,682	
SOH/AGL Deduction		199,148	
ASSESSED VALUE		425,534	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		375,534	
TOTAL JUST VALUE		624,682	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		596,454	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2006437	REPAIR/RRF	21,127	08/01/2020
B1328090	GARAGE	39,368	12/01/2013
E018224	NEW CONSTR	4,800	07/01/2001
B0108399	NEW CONSTR	104,911	06/01/2001
B018049	ADDITION	118,425	03/01/2001
984751	NEW CONSTR	120,000	05/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0990/1535	6/08/2001	QC	U	I	01
GRANTOR: CARTER J PAUL & BECKY					
GRANTEE: CARTER J PAUL					
0969/1303	2/06/2001	QC	U	I	06
GRANTOR: WINGE CHARLES E					
GRANTEE: CARTER J PAUL & BEC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2002] W46 BAS=[YR=2002] N11 W24 S19 FGR=[YR=2002] S24 E20 N11 E4 N3 W4 N10 W20 \$ E20 S10 E4 S3 W4 S6 E7 S15 E12 FOP=[YR=2002] S6 E20 N6 W20 \$ E31 N34 W31 U3 L3 W4 D3 L3 W1 U4 L4 N4 \$ S4 D4 R4 E1 U3 R3 E4 D3 R3 E31 N8 \$ PTR= W95 UAT=[YR=2002] E16 S24 W16 N24 \$ E95\$.											

CARTER J PAUL
96060 AZALEA LN
FERNANDINA BEACH, FL 32034

2024

[illegible]