LOT 11
IN OR 1318/1115
EVERETT ACRES PB 5/11

CARRINGTON MARY
1545 IAN DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0220-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

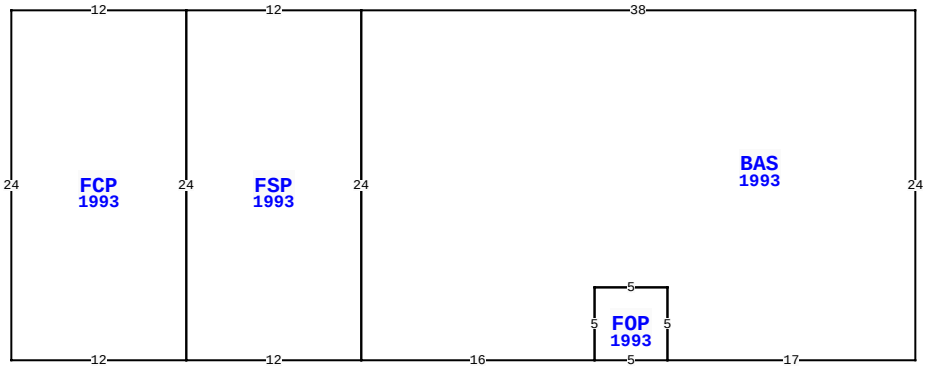
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	887	100	1993	887	67,006
FCP	288	25	1993	72	5,439
FOP	25	30	1993	8	605
FSP	288	40	1993	115	8,688
TOTALS	1,488			1,082	81,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,082	100.5940	100.59	108,838	1971	1971	0	0	0	24.90	75.10

1 SINGLE FAM – 0% - 0 Heated Area: 887 HX Base Yr



1545 IAN DR, FERNANDINA BEACH

BLD DATE	09/30/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	81,737
TOTAL MARKET OB/XF VALUE	75
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	181,812
SOH/AGL Deduction	60,587
ASSESSED VALUE	121,225
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,225
TOTAL JUST VALUE	181,812
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/1115	5/19/2005	WD	Q	I	01	100
GRANTOR: CARRINGTON MARY EXECU						
GRANTEE: CARRINGTON MARY						
1155/0557	7/21/2003	PR	Q	I	06	100
GRANTOR: RAY RUTH G P/R FOR HE						
GRANTEE: CARRINGTON HORACE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 FSP=[YR=1993] W12 FCP=[YR=1993] W12 S24 E12N24$ S24 E12N24$ S24 E16 FOP=[YR=1993] E5 N5 W5S5$ N5 E5 S5 E17 N24$.

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	0810	CONCRETE A	0	0	11	5	55.00	SF	6.50	6.50	100	1971	1971	3	21	75	

LAND DESCRIPTION

TOTAL OB/XF 75

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	RES	0		RSF-2	100.00	54.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 07/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS