PT OF LOT 53
IN OR 2650/1678
FIVE POINTS #2 PB 3/35

CARTER MARCUS O
1458 HOLLY DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-024B-0053-0000

BUILDING CHARACTERISTICS

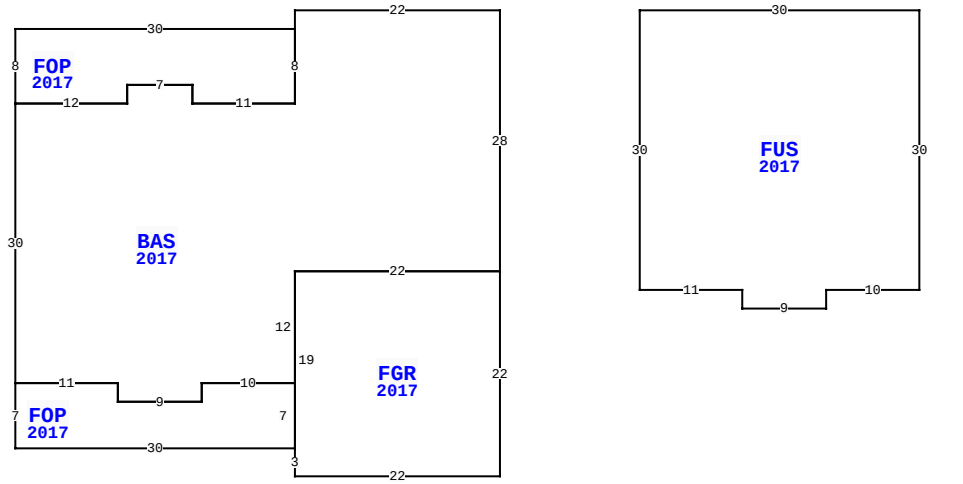
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,548	100	2017	1,548	234,364
FGR	484	55	2017	266	40,271
FOP	192	30	2017	58	8,781
FOP	226	30	2017	68	10,295
FUS	918	100	2017	918	138,983
TOTALS	3,368			2,858	432,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,858	118.2426	156.08	446,077	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2018 Heated Area: 2466 HX Base Yr 2018



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

1458 HOLLY DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		432,695
TOTAL MARKET OB/XF VALUE		42,937
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		655,632
SOH/AGL Deduction		197,145
ASSESSED VALUE		458,487
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		407,765
TOTAL JUST VALUE		655,632
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		615,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2004828	SWIM POOL	49,000	08/14/2020
B176328	CO ISSUED	0	07/17/2017
B1633425	NEW CONSTR	303,229	11/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/1678	6/23/2023	QC	U	I	11	100
GRANTOR: CARTER MARCUS O & DEB						
GRANTEE: CARTER MARCUS O						
2075/1082	10/03/2016	QC	U	V	11	100
GRANTOR: CARTER OLIN JR & AUTI						
GRANTEE: CARTER MARCUS O & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W22 S2 FOP=[YR=2017] W30 S8 E12 N2 E7 S2 E11 N8$ S8 W11 N2 W7 S2 W12 S30 FOP=[YR=2017] S7 E30 FGR=[YR=2017] S3 E22 N22 W22 S19$ N7 W10 S2 W9 N2 W11$ E11 S2 E9 N2 E10 N12 E22 N28$ PTR=E15 FUS=[YR=2017] E30 S30 W10 S2 W9 N2 W11 N30$ W15$.

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	0811	CONCRETE B	0	100	0	0	1,012.00	SF	5.20	5.20	100	2017	2017	3	96	5,052	
2	0810	CONCRETE A	0	100	0	0	81.00	SF	6.50	6.50	100	2017	2017	3	96	505	
3	0861	POOL GUNIT	0	100	0	0	370.00	SF	85.00	85.00	100	2020	2020	3	90	28,305	
4	0855	CONC PAVER	0	100	0	0	926.00	SF	10.00	10.00	100	2020	2020	3	98	9,075	

LAND DESCRIPTION

TOTAL OB/XF 42,937

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	100		RM	100.00	147.00	100.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	180,000							

REVIEW DATE 07/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS