

LOT 54 & PT OF LOT 53
IN OR 600/237 & OR 1108/48
(EX OR 2075/1082)

CARTER OLIN JR & AUTIE V
1468 HOLLY DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-024B-0054-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		02

NEIGHBORHOOD/LOC	2001.00
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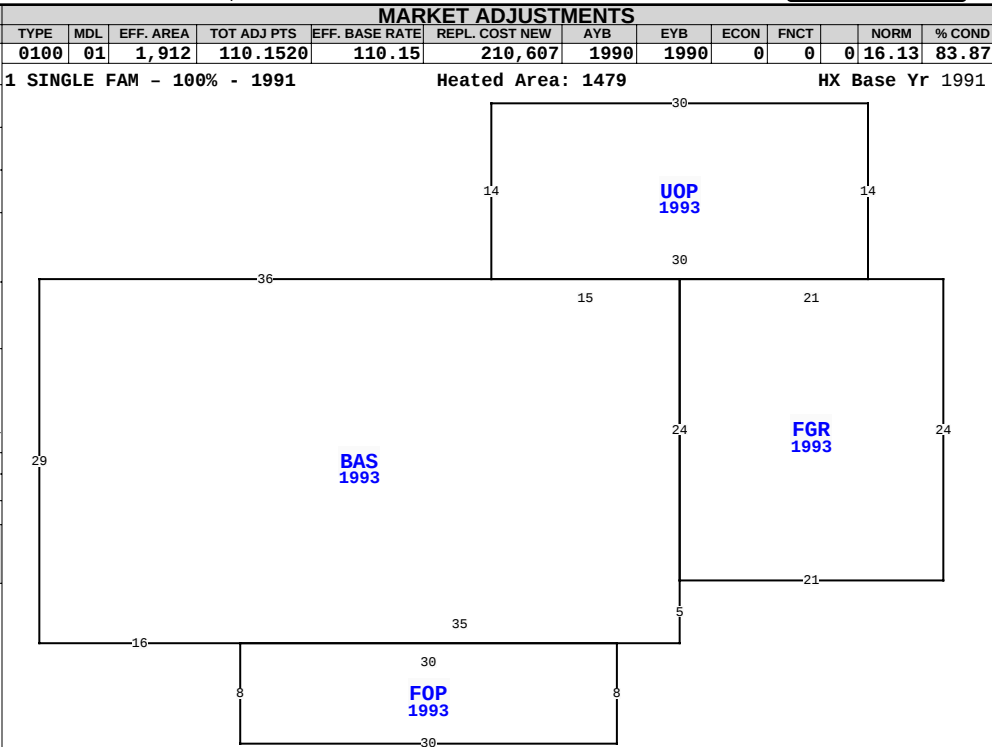
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,479	100	1993	1,479	136,634
FGR	504	55	1993	277	25,590
FOP	240	30	1993	72	6,652
UOP	420	20	1993	84	7,760

TOTALS	2,643			1,912	176,636
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,772.00	SF	4.00
3	0680	POLE SHED	0	100	0	0	390.00	SF	10.00
4	0861	POOL GUNIT	0	100	0	0	494.00	SF	85.00
5	0845	KOOL DECK	0	100	0	0	809.00	SF	7.25
6	0940	SHEDS/PORT	0	100	8	6	48.00	SF	20.10

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RM	100.00	147.00	100.00

REVIEW DATE	05/12/2019	BY	KBA
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1468 HOLLY DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/08/2025
	INC DATE		AG DATE	MLU

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0812	CONCRETE C	0	100	0	0	1,772.00	SF	4.00	4.00	100	1990	1990	3	57	4,040	
3	0680	POLE SHED	0	100	0	0	390.00	SF	10.00	10.00	100	1990	1990	3	20	780	
4	0861	POOL GUNIT	0	100	0	0	494.00	SF	85.00	85.00	100	1999	1999	3	21	8,818	
5	0845	KOOL DECK	0	100	0	0	809.00	SF	7.25	7.25	100	1999	1999	3	75	4,399	
6	0940	SHEDS/PORT	0	100	8	6	48.00	SF	20.10	20.10	100	2001	2001	3	20	193	

TOTAL OB/XF									
20,540									

Total Acres: 0.00	Total Land Value: 180,000	Market: 0	Agricultural: 0	Common: 180,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		176,636	
TOTAL MARKET OB/XF VALUE		20,540	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		377,176	
SOH/AGL Deduction		181,794	
ASSESSED VALUE		195,382	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		144,660	
TOTAL JUST VALUE		377,176	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		350,205	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226359	DEMO WF	2,600	08/01/2012
B9905688	SWIM POOL	17,740	01/01/1999
6446	NEW CONSTR	58,045	05/04/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0600/0237	6/21/1990	WD	Q	V	01
GRANTOR: CARTER REBA J					SALE PRICE
GRANTEE: CARTER OLIN JR & AU					100

BUILDING NOTES					
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BUILDING DIMENSIONS					
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UOP=[YR=1993] W30 S14 BAS=[YR=1993] W36 S29 E16 FOP=[YR=1993] S8 E30 N8 W30 \$ E35 N5 FGR=[YR=1993] E21 N24 W21 S24 \$ N24 W15 \$ E30 N14 \$.