

**CARTER CAROL R L/E/
2125 JEKYL COURT
FERNANDINA BEACH, FL 32034**

00-00-30-0310-0046-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD														
Exterior Wall	05	AVERAGE 90		0900	01	1,422	131.0816	173.03	246,049	1985	1985	0	0	17.25	82.75														
Exterior Wall	12	CEDAR 10		1 SNGL FAM - 100% - 1986												Heated Area: 1172													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 1986													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 80																											
Interior Floor	08	SHT VINYL 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	2	100																											
Bathrooms	2	100																											
Frame Stories	02	WOOD FRAME 100																											
Units	1.	1. 100																											
BUD8 Adjustme	05	DIST 1A 100																											
Occupancy	00	NONE 100																											
Quality	06	Quality Level 06																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA														02													
NEIGHBORHOOD/LOC	2009.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,172	100	1993	1,172	167,810																								
FGR	360	55	1993	198	28,350																								
FOP	40	30	1993	12	1,718																								
FOP	132	30	1993	40	5,727																								
TOTALS						1,704			1,422	203,606																			
EXTRA FEATURES						2125 JEKYLL CT, FERNANDINA BEACH																							
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	0811	CONCRETE B	0 100	21	3	63.00	SF	5.20	5.20	100	1985	1985	3	44	144														
2	0810	CONCRETE A	0 100	47	9	423.00	SF	6.50	6.50	100	1985	1985	3	44	1,210														
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960														
4	0810	CONCRETE A	0 100	0	0	38.00	SF	6.50	6.50	100	1985	1985	3	44	109														
TOTAL OB/XF 3,423																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RSF-2	90.00	121.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000												
REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS																													