LOT 11
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

SENG LINDA
2820 MANTANZAS AVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0315-0011-0000

BUILDING CHARACTERISTICS

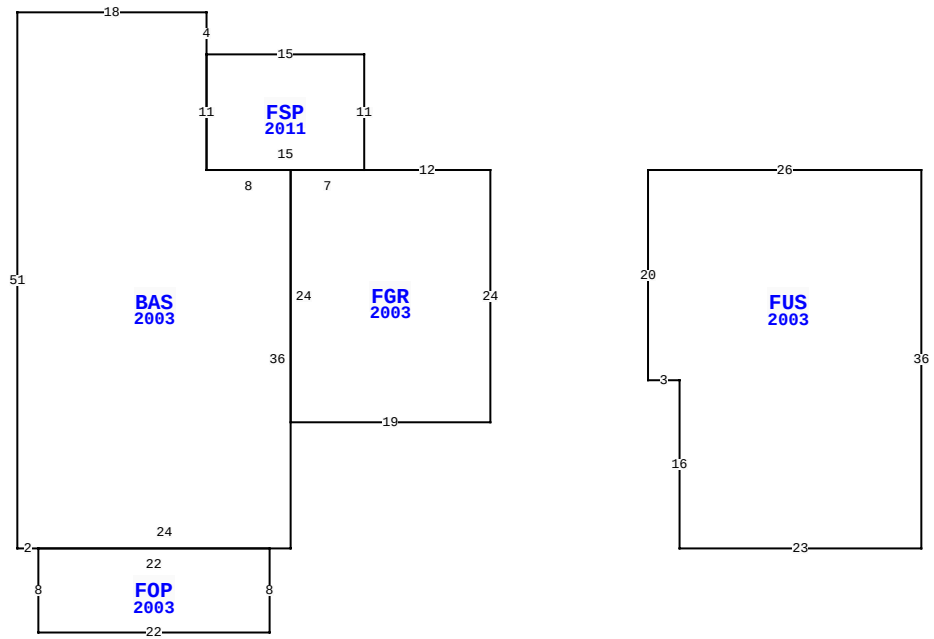
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,206	100	2003	1,206	154,425
FGR	456	55	2003	251	32,140
FOP	176	30	2003	53	6,787
FSP	165	40	2011	66	8,451
FUS	888	100	2003	888	113,706
TOTALS	2,891			2,464	315,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,464	108.3840	143.07	352,524	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 0% - 0 Heated Area: 2094 HX Base Yr



96065 CARIBBEAN CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	315,509
TOTAL MARKET OB/XF VALUE	6,877
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	572,386
SOH/AGL Deduction	89,673
ASSESSED VALUE	482,713
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	482,713
TOTAL JUST VALUE	572,386
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	507,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R034895	REPAIR/RRF	1,500	03/01/2003
B0310914	NEW CONSTR	154,568	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2753/1099	12/02/2024	QC	U	I	11	100
GRANTOR: SAPP JESSICA						
GRANTEE: SENG LINDA						
2728/473	7/25/2024	QC	U	I	11	100
GRANTOR: SENG LINDA V						
GRANTEE: SAPP JESSICA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2003] W12 FSP=[YR=2011] N11 W15 BAS=[YR=2003] N4 W18 S51 E2 FOP=[YR=2003] S8 E22 N8 W22 $ E24 N36 W8 N11 $ S11 E15 $ W7 S24 E19 N24 $ PTR= E15 FUS=[YR=2003] E26 S36 W23 N16 W3 N20 $ 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0812	CONCRETE C	0	0	0	0	1,010.00	SF	4.00	4.00	100	2003	2003	3	82	3,313	
3	0810	CONCRETE A	0	0	0	0	104.00	SF	6.50	6.50	100	2003	2003	3	82	554	

LAND DESCRIPTION

TOTAL OB/XF 6,877

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS