LOT 12
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

SMADU LIVING TRUST/SMADU GEORGE P TRUSTEE
96055 CARIBBEAN CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0315-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

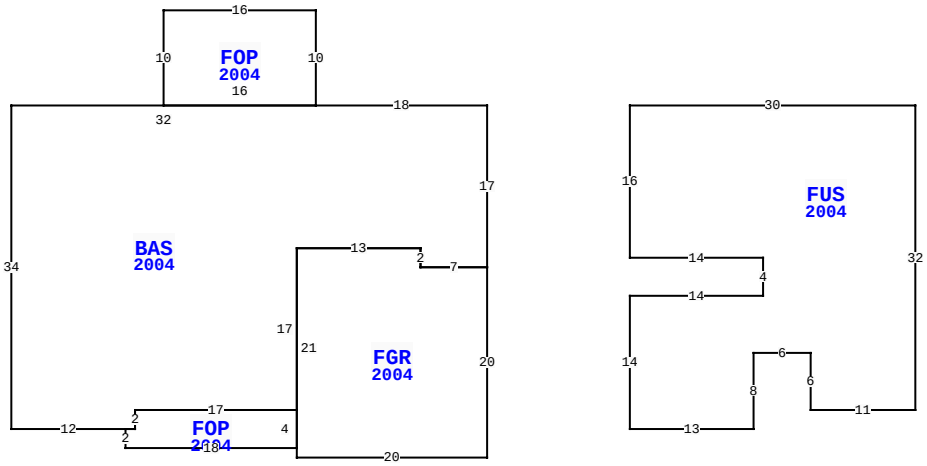
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,300	100	2004	1,300	168,866
FGR	426	55	2004	234	30,396
FOP	70	30	2004	21	2,728
FOP	160	30	2004	48	6,235
FUS	894	100	2004	894	116,128
TOTALS	2,850			2,497	324,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,497	109.3440	144.33	360,392	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2022 Heated Area: 2194 HX Base Yr 2022



96055 CARIBBEAN CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		324,353
TOTAL MARKET OB/XF VALUE		5,651
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		580,004
SOH/AGL Deduction		110,862
ASSESSED VALUE		469,142
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		418,420
TOTAL JUST VALUE		580,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		514,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1807947	KITCHEN/BATH	4,700	08/03/2018
R035287	REPAIR/RRF	1,500	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2506/0060	10/15/2021	WD	U	I	11	100
GRANTOR: SMADU GEORGE P & JUDI						
GRANTEE: SMADU LIVING TRUST						
2483/0265	7/23/2021	WD	Q	I	02	514,900
GRANTOR: REDMAN BENJAMIN J & E						
GRANTEE: SMADU GEORGE P & JU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 FOP=[YR=2004] N10 W16 S10 E16 $ W32 S34 E12 FOP=[YR=2004] S2 E18 FGR=[YR=2004] S1 E20 N20 W7 N2 W13 S21 $ N4 W17 S2 W1 $ E1 N2 E17 N17 E13 S2 E7 N17 $ PTR= E15 FUS=[YR=2004] E30 S32 W11 N6 W6 S8 W13 N14 E14 N4 W14 N16 $ 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0810	CONCRETE A	0	100	0	0	413.00	SF	6.50	6.50	100	2004	2004	3	83	2,228	
3	0810	CONCRETE A	0	100	0	0	70.00	SF	6.50	6.50	100	2004	2004	3	83	378	

LAND DESCRIPTION

TOTAL OB/XF 5,651

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		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