LOT 13
IN OR 1216/247
PDSTRIAN ESMT PT OR 1179/1730

LARSEN ERIC J & REBECCA J
96049 CARIBBEAN COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0315-0013-0000

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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

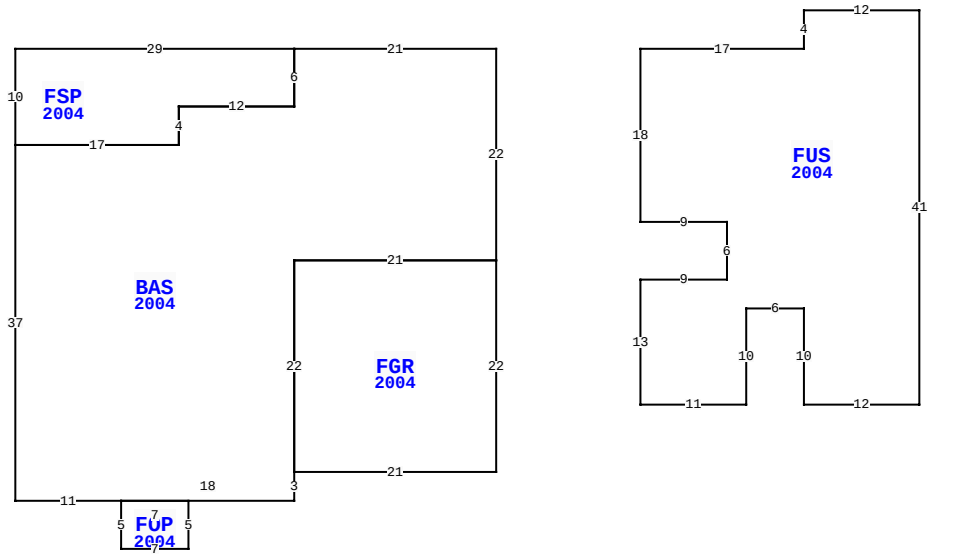
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,583	100	2004	1,583	204,574
FGR	462	55	2004	254	32,825
FOP	35	30	2004	10	1,292
FSP	242	40	2004	97	12,536
FUS	1,007	100	2004	1,007	130,136
TOTALS	3,329			2,951	381,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,951	105.8440	139.71	412,284	2004	2009	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2005 Heated Area: 2590 HX Base Yr 2005



96049 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		381,363
TOTAL MARKET OB/XF VALUE		11,789
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		643,152
SOH/AGL Deduction		379,906
ASSESSED VALUE		263,246
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		212,524
TOTAL JUST VALUE		643,152
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		575,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20215457	REPAIR/RRF	0	05/01/2021
B24797	ADDITION	1,300	06/01/2011
B0311363	NEW CONSTR	188,384	07/01/2003
R035223	REPAIR/RRF	1,500	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1216/0247	3/18/2004	WD	Q	I		292,300
GRANTOR: MEADOWFIELD OF JACKSO						
GRANTEE: LARSEN ERIC J & REB						
1110/0744	1/30/2003	WD	U	V	19	275,000
GRANTOR: OCEAN REACH JOINT VEN						
GRANTEE: MEADOWFIELD OF JAX						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W21 FSP=[YR=2004] W29 S10 E17 N4 E12 N6 $ S6 W12 S4 W17 S37 E11 FOP=[YR=2004] S5 E7 N5 W7 $ E18 N3 FGR=[YR=2004] E21 N22 W21 S22 $ N22 E21 N22 $ PTR= E15 FUS=[YR=2004] E17 N4 E12 S41 W12 N10 W6 S10 W11 N13 E9 N6 W9 N18 $ 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	0811	CONCRETE B	0	100	0	0	721.00	SF	5.20	5.20	100	2004	2004	3	83	3,112	
3	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2004	2004	3	83	324	
4	0810	CONCRETE A	0	100	0	0	332.00	SF	6.50	6.50	100	2011	2011	3	91	1,964	
5	0855	CONC PAVER	0	100	0	0	525.00	SF	7.00	7.00	100	2011	2011	3	91	3,344	

LAND DESCRIPTION

TOTAL OB/XF 11,789

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