LOT 14
IN OR 1211/1122
PDSTRIAN ESMT PT OR 1179/1730

TIMMONS JAMES C & CAROL C
96044 CARIBBEAN COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0315-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

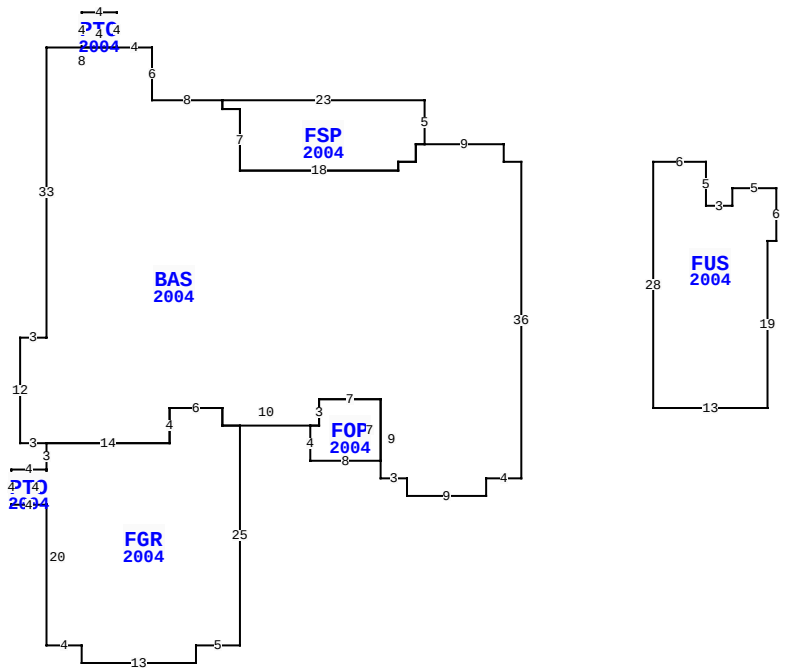
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	1,991	100	2004	1,991	263,858
FGR	560	55	2004	308	40,818
FOP	53	30	2004	16	2,120
FSP	165	40	2004	66	8,747
FUS	343	100	2004	343	45,456
PTO	16	5	2004	1	132
PTO	16	5	2004	1	132
TOTALS	3,144			2,726	361,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,726	111.5520	147.25	401,404	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2005 Heated Area: 2334 HX Base Yr 2005



96044 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		361,264
TOTAL MARKET OB/XF VALUE		6,487
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		617,751
SOH/AGL Deduction		362,129
ASSESSED VALUE		255,622
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		204,900
TOTAL JUST VALUE		617,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		550,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311377	NEW CONSTR	174,216	07/01/2003
R035232	REPAIR/RRF	1,500	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1211/1122	3/02/2004	WD	Q	I		275,200
GRANTOR: MEADOWFIELD OF JACKSO						
GRANTEE: TIMMONS JAMES C & C						
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] W2 N2 W9 FSP=[YR=2004] N5 W23 S1 E2 S7 E18 N1 E2 N2 E1 $ W1 S2 W2 S1 W18 N7 W2 N1 W8 N6 W4 PTO=[YR=2004] N4 W4 S4 E4 $ W8 S33 W3 S12 E3 FGR=[YR=2004] S3 PTO=[YR=2004] W4 S4 E4 N4 $ S20 E4 S2 E13 N2 E5 N25 W2 N2 W6 S4 W14 $ E14 N4 E6 S2 E10 FOP=[YR=2004] S4 E8 N7 W7 S3 W1 $ E1 N3 E7 S9 E3 S2 E9 N2 E4 N36 $ PTR= E15 FUS=[YR=2004] E6 S5 E3 N2 E5 S6 W1 S19 W13 N28 $ 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	0812	CONCRETE C	0	100	0	0	1,027.00	SF	4.00	4.00	100	2004	2004	3	83	3,410	
3	0810	CONCRETE A	0	100	3	2	6.00	SF	6.50	6.50	100	2004	2004	3	83	32	

LAND DESCRIPTION

TOTAL OB/XF 6,487

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