LOT 15
PDSTRIAN ESMT PT OR 1179/1730
ISLESWORTH PB 6/300

HICKS ALISON R & DAVID L
96032 CARIBBEAN COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0315-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

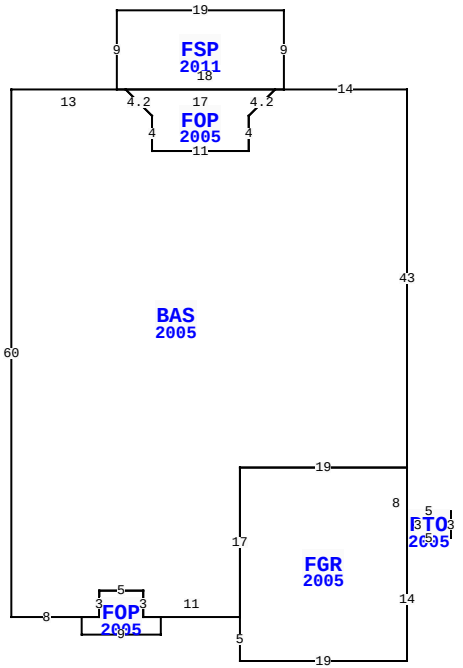
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,276	100	2005	2,276	289,461
FGR	418	55	2005	230	29,251
FOP	33	30	2005	10	1,272
FOP	86	30	2005	26	3,307
FSP	171	40	2011	68	8,648
PTO	15	5	2005	1	128
TOTALS	2,999			2,611	332,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,611	106.4640	140.53	366,924	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2020 Heated Area: 2276 HX Base Yr 2020



96032 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		332,066
TOTAL MARKET OB/XF VALUE		6,121
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		588,187
SOH/AGL Deduction		291,311
ASSESSED VALUE		296,876
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		246,154
TOTAL JUST VALUE		588,187
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		522,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412714	NEW CONSTR	163,079	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2275/1312	5/20/2019	WD	Q	I	01	408,000
GRANTOR: GERHARDT GLENN E & SH						
GRANTEE: HICKS ALISON R & DA						
1327/1295	6/22/2005	WD	Q	I		273,331
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GERHARDT GLENN E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 FSP=[YR=2011] N9 W19 S9 E1 FOP=[YR=2005] D3 R3 S4 E11 N4 U3 R3 W17$ E18$ W1 D3 L3 S4 W11 N4 U3 L3 W13 S60 E8 FOP=[YR=2005] S2E9 N2 W2 N3 W5 S3 W2 $ E2 N3 E5S3 E11 FGR=[YR=2005] S5 E19 N14 PTO=[YR=2005] E5 N3 W5 S3$ N8 W19 S17$ N17 E19 N43$.

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	2005	2005	3	88	3,080	
2	0810	CONCRETE A	0	100	0	0	491.00	SF	6.50	6.50	100	2005	2005	3	84	2,681	
3	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	2005	2005	3	84	360	

LAND DESCRIPTION

TOTAL OB/XF 6,121

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