LOT 16
IN OR 2026/314
PDSTRIAN ESMT PT OR 1179/1730

PATTON LACEY C/THELEN JEFFREY D
96014 CARIBBEAN CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0315-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

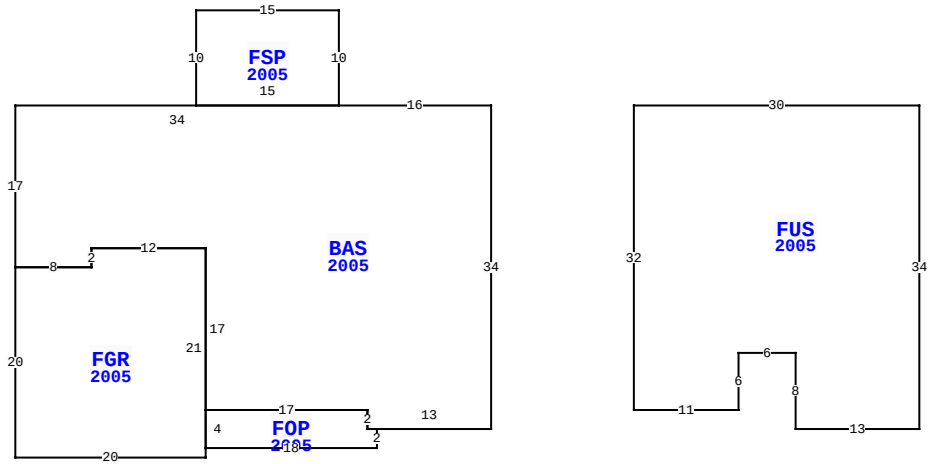
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,302	100	2005	1,302	170,066
FGR	424	55	2005	233	30,434
FOP	70	30	2005	21	2,743
FSP	150	40	2005	60	7,837
FUS	950	100	2005	950	124,088
TOTALS	2,896			2,566	335,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,566	109.3440	144.33	370,351	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2017 Heated Area: 2252 HX Base Yr 2017



96014 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		335,168
TOTAL MARKET OB/XF VALUE		42,598
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		627,766
SOH/AGL Deduction		235,466
ASSESSED VALUE		392,300
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		341,578
TOTAL JUST VALUE		627,766
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		562,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1706578	SWIM POOL	27,000	07/24/2017
B0413050	NEW CONSTR	160,048	06/01/2004
R046309	REPAIR/RRF	1,300	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2026/0314	11/19/2015	SW	U	I	12	315,000
GRANTOR: INVESTMENT LOAN TRUST						
GRANTEE: PATTON LACEY C & JE						
1962/1931	2/17/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: INVESTMENT LOAN TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 FSP=[YR=2005] N10 W15 S10 E15$ W34 S17
FGR=[YR=2005] S20 E20 N1 FOP=[YR=2005] E18 N2 W1 N2 W17 S4$
N21 W12 S2 W8$ E8 N2 E12 S17 E17 S2 E13 N34$ PTR= E15
FUS=[YR=2005] E30 S34 W13 N8 W6 S6 W11 N32$ 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	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	789.00	SF	5.20	5.20	100	2005	2005	3	84	3,446	
3	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2005	2005	3	84	344	
4	0855	CONC PAVER	0	100	0	0	92.00	SF	7.00	7.00	100	2007	2007	3	87	560	
5	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2017	2017	3	81	26,989	
6	0855	CONC PAVER	0	100	0	0	852.00	SF	10.00	10.00	100	2017	2017	3	96	8,179	

LAND DESCRIPTION

TOTAL OB/XF 42,598

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